

City Council Work Session

August 12, 2019

Easley City Council met for a work session on August 12, 2019 at 5:00 p.m. in the Council Chambers of City Hall. All members were present. The press was notified.

Mayor Bagwell called the meeting to order and turned it over to City Administrator, Stephen Steese to go over agenda items.

A. Operations and Maintenance Facility and Fire Station Project Update of Schedule and releasing site work and Pre-Fabricated Metal Building schedules.

Mr. Steese turned the meeting over to Alley Linder, a representative from J. Davis Construction. It is taking longer to get the maximum price in but it should be in by the September council meeting. Contractors are confident they can stay within the original budget price. The total Earthwork value for both projects is \$681,944.00 it does not include the demolition of the existing house at the operations location. The project is approximately \$55,000 over budget. The overage is due to \$28,000 additional demolition at the fire station, \$24,000 cut/fill quantities, \$3000 over budget on original scope.

The PEMB (Pre-engineered Metal Building) Maintenance building came in at \$228,679.00. It is approximately \$23,000 over the original budget this is due to \$8,000 for added liner panels around the exterior which will allow for a reduction in sheet rock. \$5,000 changing to a 7.2 metal panel in stead of PBR. This totals a \$10,000 over budget from the original scope. There are some ways they can reduce the cost. It will take approximately 3-4 months to arrive.

The elevator is another item they need to get released so it can be ordered. The Lula Elevator was budgeted at \$70,000. The price is actually \$49,400 which is \$21,000 under budget.

The summary \$681,944 Earthworks cost, \$228,000 PEMB, \$49,400 for the elevator, \$55,600 general construction cost for one month. Total comes it \$1,182,087 which includes fees, overhead, etc. The original budget amount was \$1,101,175.00.

Councilman Dykes asked if the elevator was going in the fire station. Mr. Steese stated that it is required by law.

A representative from DP3 Architects was present. He stated that what the contractors are asking for is not unusual. This allows them to do shop drawings for the PEMB. It gets things off and running with the foundation. The site work gets a leg up on the weather. The elevator project has a lot of details that need to be scheduled. The site drawings have been approved and the building drawings will be submitted for approval by the end of September.

Mayor Bagwell asked when we would see big equipment moving in on site. Mr. Linder stated that clearing could start within two weeks. There will be a ground breaking on August 23rd.

Councilman Moore asked if the \$55,000 was for the house by the fire station. Mr. Steese stated it was for some foundation removal and grading, and the house on Parker Lane.

B. Rezoning of 17.02 acres at 103 Pineview Drive from R-10 to FRD. Mr. Holcombe, Building Official stated his office has received more calls about this. Mr. Steese stated that Council approved on first reading and nothing has changed since then.

C. Rezoning of 20.2 acres at 1208 S 5th Street from R-10 to FRD. Mr. Steese explained that this designation will allow for 77 units of single-family houses reducing the number of units per acre by 3.3. Mr. Holcombe stated that the Planning Commission met and approved this project. They are trying to create more open areas that a HOA will take care of. The side setback will be 20' and 20' in the rear. Mr. Holcombe stated that if it stays R-10 they could go up to 80 units. Councilman Robinson asked if the topography of the land would allow for that many units. Mr. Holcombe was not able to answer that question. Councilman Dykes asked if the exit would be onto South 5th Street. Mr. Holcombe stated yes. Councilman Mann commented that he will be getting calls about traffic. Infrastructure has not been kept up with as it should have been. He doesn't see any relief for the traffic issue. When school is in session it is a mess in the mornings and afternoons. Councilman Dykes stated that with that many units coming out on that street there should be a light or something. Mr. Steese stated that S. 5th is a State road except where it turns to City Court. Councilman Mann commented that he and Mr. Sanders went to the DOT and talked about different traffic routes but it could cause more problems. Councilman Robinson asked if there is an easement on the Southern boundary that could be accessed for an exit. Mr. Sanders stated the developer has chosen not to do that. Mayor Bagwell commented that we cut off that section, under the guidance of the highway department at Cherokee/South 5th. Councilman Moore stated that there needs to be traffic lanes that go around West End to get traffic off Hwy 8 and Hwy 135. Mr. Steese stated that would be a meeting with the Pickens County School District. Councilman Dykes asked Brad Owen about how traffic effects the fire department. He stated that they are getting used to it. They are more concerned with more areas to cover. Chief Tollison commented that there were plans that were drawn up for West End and Forest Acres but the school board would not fund the project.

D. Project Bravo Economic Development Agreement - Mr. Steese gave an explanation. Kingside Properties plans to put 128 market rate apartments in the old Woodside Mill. They anticipate being complete by 12/2020. It will have a community building, pool, and a Doodle Trail connection. They have started doing clean up of the building. The Economic Development Agreement is a grant back for permits and license. Pickens County took care of the property tax portion with a program from the state. Councilman Robinson asked if we knew the cost and if they were going to keep the water tower. Mr. Steese commented about \$24,000,000 and yes, they were keeping it.

E. Project Silo Economic Development Agreement and Property Lease - Revenues from property taxes, business licenses, stormwater fees and building permits are estimated to exceed \$25,000.00 in a five-year period. They agree to open on or before June 2021. The project will

contain six new businesses, employing approximately 60 new employees. Councilman Robinson asked if we know how much the investment will be. Mr. Steese stated over \$1,000,000. There was no further discussion.

F. Leasing of a portion of Tax map #5019-10-46-5081 for Public Parking – JSCI owns all the property around Doodle Park and behind the former Mama Mia’s Restaurant we have asked them to lease this property for additional parking, approximately 40 spaces. In return they have asked us to move a utility pole and pay the property taxes of approximately \$3000.00. Easley Combined Utility has been notified about moving the pole and Mr. Ledbetter is currently working on that. Councilman Dykes stated that with the high volume over there future planning is good. Councilman Robinson asked if a restaurant opened back up would they want to use the parking. Mr. Steese stated it would be used for Doodle Trail parking only. Councilman Wright asked if a sign could be put up to warn people of a busy intersection ahead. Mr. Steese said that could be done.

G. Quit Claim of Property bordering Town and Country – This is a small area that is used for deliveries off of an unnamed street behind Belk. They will give us an easement for Easley Combined Utility to be able to access the property for repairs.

H. Awarding of Vehicle Vent System – The fire department applied for a grant of \$150,000 for an air exhaust system. This system captures the exhaust when a truck is cranked inside. An RFP was sent out with two submittals being submitted. Air Cleaning Specialist out of Raleigh was the best with a bid of \$109,995.00. This will cover all three stations. There could be some changes depending on the bays. Councilman Robinson asked if we had a previous system. Brad Owen commented that we did not except for station two that has an exhaust system but it does not capture all of it.

I. Awarding a Professional ED Strategy and Master Planning Services - Urban Design/Master Plan RFQ will be a Partnership between ECU/County/City not to exceed \$75,000.00. We received 6 submittals three finalist were interviewed 3 with a unanimous recommendation to award Seamon Whiteside + Associates (Greenville SC).

J. Awarding of Design and Installation of Wayfinding Signage – This was part of the original TIF project. The RFQ went out for new signage. The new signs will have the new City brand on them. There were three submittals and the recommendation was to award to Sign Tech Industries, LLC. The project will cost approximately \$69,780.00. There will be approximately twelve new signs at different heights. Councilman Dykes asked about the height requirements. Mr. Holcombe stated it is 16 feet. Mayor Bagwell asked who is going to make the decision on the design. Mr. Steese stated it will be up to council to decide. Mayor Bagwell stated that he thinks Council should have some input and the TIF committee. Mr. Steese said a meeting can be scheduled.

Project Updates - Fire Station and the Operations and Maintenance Facility – Doing a contract amendment for the PEMB and site work.

Railroad Project – This project should be complete within 4-6 weeks.

Nalley Brown Nature Park – The new park will be finished by the end of the month.

Woodside Park – The parking lot will be redone in September.

Pope Field Park – The parking lot should be complete by the 21st. The tennis courts are about four weeks out on being completed.

All the shelters and all of the parks have been painted and repaired.

Councilman Garrison asked if there was anything that could be done to speed up the tennis court project. Mr. Sanders commented that everything is being done as quickly as possible.

Council Discussion

Councilman Dykes would like for us to consider banning plastic bags. Mr. Steese stated that there are 13 cities and 2 counties that have adopted a single use plastic bag ordinance. Richland County has approved an ordinance on first reading and four other cities are having discussions.

The biggest factors to consider should city council want to move forward is the length of time from adoption to time it takes effect and what to include in the ban.

Councilman Garrison suggested that Megan Wallace put a pole on our social media to get public opinion.

Mr. Steese notified council that the welcome to Easley sign at 123/153 was destroyed in a recent storm. We are currently working on a new sign.

Councilman Dykes invited everyone to attend the Rotary Club meeting on August 27th. Mayor Knox White will be the speaker.

There was no further discussion and the meeting was adjourned at 6:15 p.m.

ATTEST:

City Clerk

