

Council Work Session Minutes

April 8, 2019

Easley City Council met in for a work session on Monday, April 8, 2019 at 5:00 p.m. in the Council Chambers of City Hall. All members were present. The press was notified. Lisa Chapman, City Clerk served as the recording secretary.

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

Agenda Items for discussion:

First item for discussion was the Small Wireless Facilities Ordinance. Councilman Robinson commented that he had read the FCC ruling and it was very technical. The FCC has established a time frame for acting on applications. Cities can't stop these but unless we pass an ordinance, we can't control them. It appears that a lot of this will fall on Easley Combined Utility since the devices will go on their poles. Councilman Robinson asked about permitted use and submental use districts. Mr. Holcombe said "that would be areas like the TIF and historic districts." Councilman Dykes commented that "it is in our best interest to pass this ordinance." Mr. Holcombe asked "who would get the \$50.00 for the rental of the poles". Mr. Steese commented that if it is in a right-of-way then we permit. If it is on an Easley Combined Utility pole they will permit. Councilman Mann stated that he had done some reach on the health risk and according to the FDA it is ok. Mr. Steese gave an update on how the State is handling this issue. There was no further discussion.

Item two for discussion was Economic Development Agreements.

Project Alpha:

- Renovation of downtown building totaling more than \$1 million
- Creation of 20 Full-time or equivalent positions.
- Incentive grant would include:
 - 50% of plan review and permitting fees
 - 50% declining on Business Licenses
 - Building is being leased so there is not incentive on Property Tax increase

Project Bravo

- Renovation of downtown buildings totaling more than \$20 million
- Creation of 3 Full-time or equivalent positions
- Incentive grant would include:
 - 50% of plan review and permitting fees
 - 50% declining on Business Licenses
 - Property Taxes will be handled separately with County (similar to UTCM)
 - Both are First Reading and will be held for Second Reading until we are ready to hold an announcement.

Councilman Dykes asked "would there be a big announcement for these projects". Mr. Steese said "there would be a press party – ground breaking ceremony." At the second reading the businesses will be revealed.

Item three for discussion was Mobile Food Vendor Ordinance. The second pilot program runs from December 1, 2018 through May 31, 2019. If it expires there will be no Ordinance in place to address mobile food vendors. Currently, we have reviewed and permitted over a dozen vendors under the current ordinance that have operated inside and outside of the TIF District. A few have been denied based on inspections and permitting. There have been no complaints received at City Hall. The question is to Council on whether to extend, adopt, amend, or let expire. Councilman Dykes asked ‘are they DHEC inspected?’ Mr. Holcombe said “permits from DHEC are checked.” Councilman Garrison commented “after all the initial uproar things seem to be working.” He asked Councilman Mann, committee chairman, “what were the recommendation from the committee?” Councilman Mann commented “he would like to have food trucks allowed on Main Street and the distance requirement changed to 100’ instead of 115’.” After a review of the hospitality tax there does not seem to be any financial impact on the brick and mortar restaurants. Mr. Holcombe commented “a designated spot would be helpful.” Councilman Robinson stated “the new ordinance was a compromise and it seems to be working well.” Councilman Dykes agreed it was a good ordinance and was working. Mayor Bagwell commented “leave it as is.” Councilman Garrison asked if an amendment to designate three spots would help. Mr. Holcombe stated “it would benefit staff that way it would be measured and in the safest place.” Councilman Robinson asked “were they going to be in all four quads.” Mr. Holcombe stated “right now it is not an issue.” Councilman Mann stated “people are parking in the spots that are food trucks and blocking them or people are parking in the spaces to save a spot for the trucks.” Councilman Moore commented “if it is working why change it.” There was no further discussion.

Project Updates:

General Obligation Bond Issuance: JDavis is working to get project within budget. We have reoriented the building to come off a single drive off Pope Field Rd.

TIF – We received two proposals for the Downtown North Development. The plan is to come to Council in May in Executive Session to see which proposal would be best. Council will be asked to sign a non-disclosure statement and not talk about this outside of Executive Session. Once a developer is chosen the process would begin in June/July. One developer liked our process and followed the request line by line the other did not and said there was another way to do it. Councilman Dykes asked “would the selection be from one of those two proposals.” Councilman Robinson asked “are these real possibilities”. Mr. Steese stated “they are very real possibilities and better than we expected.”

The City Green will be finished this week. The railroad project will begin next week. We are still in process for the Fire Station/Public Works/Maintenance facility. We are waiting on quotes

to move forward with the parks. The Nalley Brown project is moving along and trails are being built. Work will begin around April 24th for the Doodle Trail downtown connector. It will start on Folger Ave and go to 2nd St. connecting the Silos to Woodside Mill. It is approximately 900 feet of trail. Councilman Dykes asked “is there a road crossing?” Mr. Sanders stated “no roads are crossed at this time.”

Discussion about proposed Outdoor Merchandise Ordinance. Councilman Robinson received a complaint from a citizen about businesses being allowed to put their merchandise out on the sidewalk. He asked Mr. Sanders to look into that. Mr. Steese and Mr. Sanders came up with a sample ordinance to revise the code. The change would allow a business to put 10% of their building square footage outside for a sale. Councilman Moore asked “are sandwich boards in that category.” Mr. Holcombe said “they are allowed as long as they bring them inside at night.” Mr. Steese stated “we are trying to address these issues in an ordinance.”

There was no further discussion and the meeting was adjourned at 6:30 p.m.

Mayor

ATTEST:

City Clerk