

Council Work Session

October 14, 2019

Easley City Council met for a work session on October 14, 2019 in the Council Chambers of City Hall. All members were present with the exception of Councilman Robinson. The press was notified.

Mayor Bagwell called the meeting to order at 5:00 p.m. and turned the meeting over to City Administrator, Stephen Steese.

Agenda items for second reading:

A. Approving sale of +/- .034 acres to JSC Main Street Diner, LLC. This is a small portion of property at the Silos. The property lines have changed slightly due to the location of some HVAC equipment. There has been no change other change since first reading. There was no further discussion.

B. Rezoning of 20.2 Acres at 1208 S. 5th Street from R-10 to FRD. There have been no changes in this ordinance since first reading. Councilman Dykes stated that he still has concerns about the traffic on South 5th Street with all of the new developments.

Mr. Steese commented that staff is meeting with Davis and Floyd on Wednesday to discuss traffic issues.

Mayor Bagwell commented that traffic counters have been ordered. "It will be interesting to see the results."

Mr. Steese commented that some of our roads the DOT doesn't count, i.e. Sheffield, Pope Field, etc. These will be the ones we count. There was no further discussion.

C. Annexation of 2 Properties on Pearson Road. Mr. Steese gave a brief explanation but nothing has changed since first reading. There was no further discussion.

D. Awarding of Professional Services for Creation of Impact Fee Structure. Mr. Steese explained that an RFP was send out on August 26th and were due back by September 26th. Two proposals were received. The recommendation is to award to TischlerBise with a maximum cost of \$85,000. The other bid came in at \$150,000.

Development Impact Fees are allowed under State Law and can be used to only pay for capital improvements and equipment related to new construction. The fees will be paid by the developer to ensure adequate facilities to handle impact from growth Residential, Commercial, and Industrial. The Planning Commission will be asked to prepare and recommend the fees.

Councilman Dykes asked if the fees could be used for roads.

Mr. Steese stated that it could be used for a new road, a turn lane, a signal but not for improvements to an existing road.

Councilman Dykes asked if there would be any public input on this.

Mr. Steese stated that it could be up to the Planning Commission to set the fees and pass along to the developer.

Councilman Moore stated that eventually the homeowner would pay.

Mr. Steese stated that it would be up to the developer if the fee was passed along to the buyer.

Councilman Dykes stated that Greenville is getting a lot of feed back from their uncontrolled growth and we have been critiqued about that too.

Mr. Steese stated that we are looking at a possible 25% increase in population and need to look at how to handle the growth without raising taxes.

There was no further discussion.

E. Adoption of Public Art Policy. Mr. Steese gave a brief explanation. If the ordinance passes a committee will need to be formed, hopefully in November to start gathering information together and the process to implement it.

Mayor Bagwell asked if the committee is appointed by him or the new Mayor.

Mr. Steese suggested each Council member recommend someone from their Ward and the Mayor appoint one. It should be people from the art community that could give guidance. There was no further discussion.

Project Updates:

Mr. Steese asked Blake Sanders to give an update.

All shelters at our parks have been repaired and painted.

We have started site furnishing replacement in all parks (King Park complete).

Paving at King/Woodside scheduled for fall (waiting on date from King Asphalt).

At the Nalley Brown Nature Park the boardwalk is complete, additional signage needed along trails.

A new shelter has been ordered for Doodle Park per the master plan.

New playground equipment has ordered to replace existing equipment (per Rec Committee).

Tennis Courts at Pope Field - Mayor has spoken with Lesley Paving; project is nearing completion.

Doodle Trail Parking (Fleetwood) – waiting on signed lease from JSCI.

Railroad Safety Project 90% complete; landscape to begin after fence completion; Norfolk Southern is no longer required to be on-site.

Wayfinding signage – waiting on final design for TIF Committee and council approval.

Ops/Maintenance & EFD Station 1

Land Disturbance Issued for Construction Set delivered Friday with construction to begin this week. Building permit set to be submitted 10/14.

Councilman Moore commented that there is a section of fence down on the Doodle Trail near the Moose Lodge that needs to be fixed.

Council Discussion:

Construction Hours in the City :

Our current ordinance reads:

132.05 DISTURBING NOISES.

(C) The following acts, among others, are prohibited by this section, but such enumerations shall not be deemed to be exclusive

(7) *Construction work.* The erection, including excavation, demolition, alteration or repair work on any building other than between the hours of 7:00 a.m. and 6:00 p.m., excluding Sundays, except in case of urgent necessity in the interest of public safety and convenience, and then only by permit issued by the Office of the Building Official.

Mr. Holcombe, Building Official commented that his department gets calls from citizens about contractors working late, early, on Sunday, etc. We need to look at ending at 6:00 and no work on Sunday.

Councilman Mann asked Mr. Holcombe what was his recommendation.

Mr. Holcombe stated sun up to sun down. He also asked if there needs to be a clause about inside work vs. outside work; also commercial vs. residential.

Councilman Mann stated that he had received calls about roofers working at 8:30 p.m. He likes the idea of separating inside/outside work.

Councilman Moore commented that one person is just as important as a group of people.

Mr. Holcombe stated that there are some religious groups that meet in Saturday, then you have people that work 3rd shift.

Councilman Garrison stated that he would like to see a proposal put together.

Mr. Steese stated that he would get something put together and ready for council next month.

Then if anything needs to be adjusted between first and second reading, we could do that.

There was no further discussion.

Congestion Improvements: Mr. Steese explained that there are two schools that create major traffic congestion in the morning and afternoon. There was a meeting with the school district and some suggestions are being worked on. The board is currently working on funding. The school board is short about \$200,000 for improvements to these two traffic zones. This is 10% of the project cost. We have the money to help and it can be added to next year's budget. All the suggested improvements are off the State highway.

Mayor Bagwell commented that he liked the plan and was for it.

Councilman Dykes stated he is all for improving these areas.

There was no further discussion.

Dogwood Land and Williams Ave: Eric Greenwood, Stormwater Manager explained the problems with the creek crossing. Part of this road is in the county and part in the city. We have done a significant amount of work on the bridge. It has deteriorated and is very poor shape and dangerous. He suggested we condemn it and close off the road. The replacement cost would be

any where between \$200,000-\$250,000 to repair correctly.

Councilman Dykes asked what the plan was if we close it off.

Mr. Greenwood stated we would need to get a traffic study done first.

Councilman Garrison commented that in the mean time we would condemn. He also asked if there was any way the county would help.

Mr. Steese stated that we can close it off and see what happens with the traffic and how many complaints we received. The county turned the roads over to us so they would be no help.

Mr. Greenwood stated there is another issue in Huntington North that needs attention.

Mr. Greenwood will get for information and bring back to council.

There was no further discussion and the meeting was adjourned at 6:20 p.m.

Mayor

ATTEST:

City Clerk