

Council Work Session

February 11, 2019

Easley City Council met in a work session on Monday, February 11, 2019, in the Council Chambers of City Hall. All members were present with the exception of Councilman Wright. Mayor Bagwell called the meeting to order at 5:10 p.m.

Annexation of 54.93 acres of real property behind Easley Town Center. Councilman Robinson recused himself from the discussion because Easley Combined Utility is a client of his law firm. There have been no changes since the first reading. There was no discussion.

A rezoning request for properties on Burns Ave. from R-10 to GR-2. Mr. Steese asked Mr. Holcombe to give an update. According to Mr. Holcombe, only one person has voiced their concern and will probably be at the meeting. Mayor Bagwell commented that there had been concern about the width of the road. He went by there and it appears to be wider than others. Mr. Steese gave a brief explanation. The owner is hoping to rezone to be able to market the property to a developer to put townhomes or a small apartment complex. There was no further discussion.

Termination of the Town Center TIF District. According to State Code of Laws 31-6-70 (b) "If ten years have passed from the time a redevelopment project area is designated and the municipality has not issued the initial obligations under this chapter to finance the redevelopment project, upon the expiration of the ten-year term, the municipality shall adopt an ordinance terminating the designation of the redevelopment project area." We issued GO Debt to complete the Town Center Project and never issued any TIF Bonds for this project. As 10 years have now passed, we are required to terminate the project area. All funds from the redevelopment area will go directly to the General Fund Tax Revenues starting in FY 19-20. We have been recording in the TIF Fund and then transferring them to the General Fund since the project was started. There was no further discussion.

Mobile Home Parks Amendments: Mobile homes have to be a 2014 model or newer if one is pulled out and replaced. Mr. Holcombe commented that Ray Williams, member of the Planning Commission, is very concerned that rent will go up for the low-income housing. Councilman Moore commented that this should help the lower income people get a better mobile home. Mayor Bagwell asked if our building codes required a permanent foundation. Mr. Holcombe stated the code only requires underpinning. The new requirement would be for foundational support which would make it more permanent and harder to move. Mayor Bagwell asked if the permanent foundation was brick or block. Mr. Holcombe stated that underpinning is different from foundational support. Councilman Dykes likes the guidelines. Mr. Holcombe commented that the planning commission was in favor of the new guidelines. Mr. Steese stated that with this being first reading any questions could be amended between readings. Councilman Robinson asked if this would help with complaints. Mr. Holcombe said probably not that normally complaints are from renters usually behind on their rent. Mr. Steese wanted to know if the mobile home park owners had been notified of the changes. Mr. Holcombe stated that they had not been notified. Councilman Dykes commented that the first two requirements will stop new mobile

home parks. This is good in the long term but in the short term, it could hurt rentals. Councilman Mann stated that it is a shame what some families will live in. Councilman Moore agreed that some people live in awful conditions and it brings down property values. There was no further discussion.

Creation of Flexible Zoning District: The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein. The standards set forth in the Zoning Ordinance may serve as a guide for the FRD district. However, variations are permitted. Applicants shall discuss variations with the City of Easley Staff prior to submitting their rezoning application. Planning Staff will ascertain that the characteristics of building height, location, etc. shall be appropriate as related to standards within the district.

The Planning Commission reviewed this and had a lot of questions. There have been a few changes made to the original plan.

Preliminary Development Plan—The applicant shall submit site which shall include the following;

- A boundary survey with vicinity map, title block, scale, and north arrow.
- A total number of acres of the overall site.
- Location and number of acres of various areas by type of use (eg, single-family, detached, recreation, office, commercial, etc.).
- The number of units and density of various residential types, such number to represent the maximum number of units.
- Approximate square footage of nonresidential use and an approximate number of bedrooms in each residential unit.
- Primary traffic circulation pattern, including major points of ingress and egress.
- Approximate number and location of parking spaces per use.
- An indication that an acceptable drainage system can be designed for the proposed project.
- Any such information or descriptions as may be deemed reasonably appropriate for review.
- Lot coverage, setbacks, and other development standards

Statement of Intent—The applicant shall submit a report setting forth the characteristics of the proposed FRD district including the following:

- A description of the procedures of any proposed homeowners association
- Proposed development schedule.
- Public improvements both on and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
- Impact on public facilities including water, sewer collection, and treatment, fire protection etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Work Session Minutes

February 11, 2019

Page 3

- Renderings or photographs of the architectural style, appearance, and orientation of proposed buildings.
- Landscaping and screening of proposed project.
- Maintenance and screening of any proposed pond, lake, or stormwater management facility contained in the development.
- Pedestrian access and circulation throughout the project.

Councilman Robinson wanted to know if there would be a preliminary meeting with the planning staff. Mr. Steese said there would be and they would have to bring a statement of intent. Mr. Holcombe stated there would need to be a public meeting with the Planning Commission. Any major changes would have to go before Council and minor changes the staff could approve. This is good for a developer that wants to do a mixed-use housing project. Councilman Garrison asked if they would have to come back for any change? Mr. Steese stated that it would be for major changes. Councilman Robinson had concerns that this could be used to get around some guidelines but after review, it is not. Mr. Holcombe commented that this sort of plan is used in many municipalities and helps to make projects workable. Councilman Moore asked if we would be accused of making accommodations for developers? Councilman Garrison commented that it gives us more control. Mr. Steese stated that an example of this would be tiny homes. As the city grows and develops this would give us more flexibility for developments that don't fit our other zones. There was no further discussion.

Awarding of tennis courts: Construction Information:

Reconstruction of five (5) tennis courts and four (4) pickleball courts

Painting of all lines per USTA and USAPA standards

All nets, post and anchors fence and windscreens by City of Easley

Bids Received: Green Dream International –\$125,928.00

Lesley Courts and Paving \$210,000.00 – Recommended for Award

Shook - \$214,094.00

Tennico of Columbia - \$249,854.00

McGrath Industries dba. Tablot Tennis - \$261,074.00 – Only Bidder Last Time

The rebid opened on Wednesday with five bids being received. McGriff went up about \$20,000.

Green Dream was not recommended because they are out of state and more or less a middle man.

Lesley Courts came out and met with us, asked a lot of questions, and how what is going on. Mr.

Sanders spoke to all the companies that submitted bids and if they didn't know the scope of the work it was not a good fit. The recommendation is to award the bid to Lesley Courts for

\$210,000.00.

Certifying the abandoned building for ED Tax Credits: Abandoned buildings are routinely safety hazards that cost cities and towns precious resources by using additional fire and police services while decreasing area property values.

Definition of an abandoned building

- at least 66 percent vacant for the past five years
- nonoperational for income-producing purposes
- may not be a single-family residence
- a building listed on the National Register for Historic Places when used solely for storage or warehousing
- an investor using the tax credit may not be the owner at the time of the abandonment

Under the Carolina Moon has asked us to certify their new property at Hwy 123/93. The previous owners have signed an affidavit stating these requirements have been met. There has not been a business license at this location in over five years. This will allow them to claim income tax credits from the redevelopment of this property. The local jurisdiction needs to certify prior to applying for the credits.

Project Updates:

GO Bond: We are in the process of drafting construction documents. There is still some uncertainty in regards to the grading. We are waiting on to make some design changes. As we narrow the plans down the pricing will be in line. Hopefully, by March we will be at a place where the numbers are good. In April we should have our master price and construction start right after that in May. We are still on schedule.

TIF Bonds: The TIF committee met last Thursday. Some projects are completed, the shade on the amphitheater, parking lot resurfacing. There were a couple of unforeseen problems with the parking lot. The city green should start next week. The bid came in at 132,000. The downtown refresh came in a little under budget. The wayfinding, Blake is working on and will go out to bid. The silos should close soon. The railroad fence was budgeted at \$200,000 but it came in about double for what we budgeted. It calls for a knee wall but due to the vibration of the railroad, it has to have rebar add for support. The committee recommended the most expensive option. The footing is about \$130,000 for 2000' on both sides of the railroad tracks. We are getting ready to start some renovations at West End Hall. The entire building is going to have to be replumbed. The main line is running down the middle of the floor. We are going to do some work in the Carr room and reroof over the Foothills Playhouse.

The Doodle Trail connection will be discussed with King next week to get pricing. We are using the old railroad spur line that went to the mill. The mill has received preliminary approval from HUD and we are meeting with them next week to see where they are at. All signs are pointing positive at this time. Mr. Holcombe met with the engineers this week and there is some good movement.

We are sitting at about a 9% contingency left. Councilman Dykes asked why we need the knee wall. Mr. Steese said most for looks. It will be similar to what Central has. Councilman Mann commented that it was to make it look uniform all the way down.

We have sent out an RFP for the 12 acres of property that the city has after public works moves. Mr. Sanders is in Raleigh meeting with developers. A lot of people are interested in our plan. The information sessions will be the first of March, then by the end of March have questions answered. We look to have some new development downtown by the summer of 2020.

The hotel study said we could support a 40 room hotel with a 10,000sq ft meeting space.

Hospitality Bond: The Nalley Brown Nature Park should start this week with 2.8 miles of trails. The goal with the new sign is to let it be the standard for all of our parks.

We are working on Woodside Park demoing the concession building and planting new trees. The fence was removed.

Road Maintenance Fee Intergovernmental Agreement: County Council approved a \$20 user fee that was on your vehicle taxes. They have 1.57 million dollars they collected. They did a road study. They discussed giving the money back to the cities. They would give the money back based on the number of road miles you have with the understanding that cities would do the maintenance on the roads. The city owns 106.19 road miles. The County owns 9.71 road miles inside our city limits. We would get approximately \$288,488. They are going to do an intergovernmental agreement to specify. This agreement would be between all the cities in Pickens County and the County. An agreement should be to us by March. Councilman Garrison asked if we were going to be able to handle the workload. Mr. Steese stated there is some work we would have to do and some equipment we would need to get. We would need some pothole patching equipment and crack sealing equipment.

We are also working on our trash routes to be more efficient and free up a crew to handle roads. We are looking at going from four days to five days for collections of trash.

Small wireless facilities: Unlike previous wireless networks, the 5G wireless technology relies on a denser network of antennas, deployed at heights closer to street level, to supplement and communicate with traditional cell towers. Next generation antennas and support equipment — called small cells or small wireless facilities (SWF) — are attached to a pole or support structure such as a building. The control equipment mounts on either the pole or structure or on or under the ground near the pole or structure.

So what does the rollout of 5G networks have to do with municipalities? In short, cities and towns are where it's all happening — if not now, then soon. Specifically, while the size, design,

and aesthetics of SWFs vary widely, what they have in common is their need to be placed in publicly visible — and in most cases publicly regulated — spaces.

Depending on the number of mobile device users and volume of data processed, the average spacing of SWFs in urban areas ranges from a city block to a mile compared to cell towers built many miles apart.

The MASC has come up with an ordinance to address this. We can not deny or opt out of this. AT&T wants to start installing on ECU utility poles. There is one now behind ECU. Councilman Mann asked if this was public wireless. It is to go from LTE to 5G on phones and mobile devices. Mayor Bagwell stated we should have public comment on this at the meeting.

Mayor Bagwell adjourned the work session at 6:25 p.m.

Mayor

ATTEST:

City Clerk