

Easley City Council
Work Session Minutes
July 8, 2019

Mayor Bagwell called the meeting to order at 5:00. All members were present. The press was notified.

Mayor Bagwell turned the meeting over to City Administrator, Stephen Steese to discuss agenda items.

Amendment to the Mobile Food Vendor Ordinance. In the southeast quadrant there will be two parking spaces for Mobile Food Vendors in the Coffee Street parking lot they will be designated by painting hatches with non-emergency color paint and with signage stating "No parking between 10:00 a.m. and 6:00 p.m." These spaces will not be guaranteed for Mobile Food Vendors if they arrive outside of these times. Mayor Bagwell asked who gets the space? Mr. Steese stated it is on a first come first serve basis. Councilman Moore commented that trucks should not be over the side walk. Mr. Holcombe stated there needs to be wheel stops. Councilman Robinson asked if this recommendation came from the committee. Councilman Mann stated he emailed the committee with the recommendations and he received four responses back. There was no further discussion

Rezoning of 17.02 acres at 103 Pineview Drive from R-10 to FRD. Mr. Steese asked Mr. Holcombe to give an explanation. This was brought before the Planning Commission. There were 25-30 people that showed up for the meeting with some opposition. The Planning Commission passed the request. Councilman Mann asked Councilman Dykes if he has had any comments from his neighbors. Councilman Dykes stated he had listened to pros and cons for the project. The new proposal is an improvement from the last one and everyone feels better about it. There will be more green space than originally planned with an HOA, and the setbacks are deeper. If the owner sells the property the development plan goes with it. Councilman Garrison commented about the density and with the FRD we have more control of the project. He asked Mr. Holcombe if the density could be changed. Mr. Holcombe stated it can be lowered but not increased without going to the Planning Commission. Councilman Garrison asked if we were going to have a traffic study. Mr. Holcombe stated that the traffic flow will be on a city road not a state road and the traffic count does not call for it. There was no further discussion.

Project Silo Economic Development Agreement and Property Lease – Tonight we will have first reading of an Economic Development Agreement for the Silos. Demo has begun on the buildings. Revenues from property taxes, business licenses, stormwater fees, and building permits are estimated to exceed \$25,000.00 over a five-year period. Project Silo agrees to open to the general public on or before June 1, 2021 with six unique businesses that employ more than 20 and up to 60 people within 48 months of certificate of occupancy.

The City will pay to the developer a grant based on the increase in business licenses and based on the total cost of plan review and building permits. The grant will be provided over a six-year period on May 1st of each year, beginning May 2, 2020.

The City will make up to \$50,000 available through the City's TIF funds that can be used to install Public Art on the Silos and/or in the Silo District. The City of Easley agrees to develop and implement a mutually beneficial mural on the Silos that does not serve as advertisement for any business. All designs will have to be approved by Council. There was no further discussion.

Sale of .04 Acre of the Silo Property to JSC – The owner, Mr. Cox, has some HVAC units and other items that sit on the Silo property. Selling this small portion of the property will make for good relations with Mr. Cox for future needs for the Doodle Trail. Councilman Garrison asked if the developer of the Silos have a problem with this. Mr. Steese stated they did not. Councilman Moore asked if a contract was needed with Mr. Cox. Mr. Steese commented not at this time.

Project Updates from Staff

Mr. Steese turned over to Blake Sanders, City Planner for more details.

Fire Station – Operations and Maintenance Facility – We are currently waiting on a max price from the contractors. There will also be a third-party plan review.

The Nalley Brown Nature Park is coming along. The bridges and boardwalks are going in and should be complete by the end of July.

The Pope Field Tennis Courts are slowly moving along. The fence and asphalt contractors are meeting to finalize plans. It will be several weeks before the painting can be done.

The shelters at Hagood and Kings Park are being painted.

The Railroad Safety Project will have fence installed this week.

An RFQ went out for new Wayfinding Signs for a new design with our new logo.

Miscellaneous Council Discussion:

Plastic Bags – Councilman Dykes received an email from a citizen asking if Council would consider passing an ordinance to ban plastic bags. He feels we should look into it and have some sort of plan. Councilman Moore agreed and stated that plastic is everywhere. Other cities like Mt. Pleasant, Hilton Head, etc have done this and someone needs to start a movement.

Councilman Dykes stated it would be good to be proactive. Councilman Garrison suggested Mr. Steese look at what other surrounding cities are doing.

A brief discussion about the mobile home owner that wants the ordinance to be retroactive from the adoption of the ordinance. Councilman Robinson wanted to know if it would make a big difference. Councilman Garrison asked for staff opinion. Mr. Holcombe stated that what we


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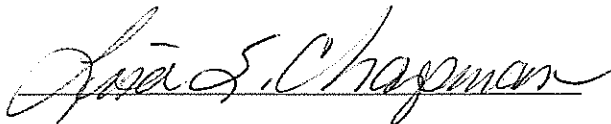
have done so far has held up with other people. He has discussed with Mr. Steese and agreed that the ordinance states 90 days and we should leave it at that. The two trailers in question have had no power for two years. Councilman Moore and Dykes agreed that we should leave it as is. Councilman Mann asked if the owner was notified. Mr. Holcombe stated that letters were sent out as soon as the ordinance took effect.

There was no further discussion and the meeting was adjourned at 5:55 p.m.



Mayor

ATTEST:



City Clerk