

Council Work Session

June 14, 2021

Mayor Womack called the meeting to order and welcomed everyone.

Councilman Moore returned thanks for the meal.

Mayor Womack introduced Interim City Administrator Dennis Harmon.

Council Discussion:

The ARPA Funds have not been received yet. Mr. Harmon will take the lead on that project. There are several projects that we are looking at to do with that money. Would like to have a special work session for the money.

Mayor Womack turned the meeting over to Tommy Holcombe to go through the agenda items.

Budget Ordinance: The first part of the council meeting will be a public hearing for the budget. Nothing has changed since last month. Tommy briefly went over the sides from the last meeting. There was no discussion on the budget.

Esther Drive Lease: The employee renting the property wants to continue renting through the end of the year, by then the fire station should be completed.

Old Market Square Property Exchange: We are just cleaning up that area giving the City ownership of the side walk. There have been no changes since first reading.

Solid Waste Collection: At the April and May Council meetings Council approved the purchase and financing of roll carts for trash collection. They should be distributed the end of July or the first of August. Mr. Holcombe went over the general uses. Nothing has changed since first reading.

Councilman Dykes asked if all the regulations would go out to the residents.

Mayor Womack commented that the company we are getting the cans from would distribute the cans along with the instructions.

Councilman Robinson asked about how to request a smaller cart.

Mr. Fortner said the resident would need to call and be put on a list.

Councilman Garrison asked about the cost for additional carts.

Mr. Fortner said the first additional cart would be \$5.00, \$10.00 for the 2nd paid in full for the year.

Mr. Holcombe stated that the fees would be due in January of each year.

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Councilman Garrison made the comment that we will need to go above and beyond to get information out to the public as this rolls out.

Ordinance 2021-13 Adopting a five-year capital improvement plan and development impact fees.

Mr. Holcombe gave a brief explanation.

There will be a one-time payment for growth related infrastructure to be collected at the time permits are issued. The fees cannot be used for operations, maintenance or replacement.

Not a tax, but more like a contractual arrangement to build infrastructure, with three requirements.

1. Need system improvements not project level improvements.
2. Benefit
 - a. Short range expenditures.
 - b. Geographic service areas and/or benefit districts.
3. Proportionate

Impact fee revenue must be maintained in an interest-bearing account.

Monies must be spent with 3 years of scheduled date for construction in the CIP.

Must publish an annual monitoring report.

Comprehensive review and update every 5 years.

All maximum allowable fee changes require an updated study.

Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in the City.

Fees have been lowered. A single-family residence will be \$3,340, multifamily \$2,193, retail \$2,278, Office \$799, Industrial \$407, Institutional \$879.

Fee schedule would be implemented in phases over the next 3 years.

50% of max fee in 22, 75% in 23 and 100% max in 2024 and going forward.

Councilwoman Webb stated that the City would not be divided into sections the fees are City wide.

The Easley 5- year CIP and Revenue Projections.

Parks & Rec Cost \$4,610,100, Impact Fee Revenue \$3,761,724, Non-Impact Fee funding \$848,376.

Police \$1,098,040, Impact Fee Revenue \$1,099,532, \$0 Non-Impact Fee funding

Fire \$1,955,176, Impact Fee Revenue \$1,739,300. Non-Impact Fee Funding \$215,876

Transportation. \$5,230,000, Impact Fee Revenue \$1,372,286, Non-Impact Fee Funding \$3,857,714. City total \$4,921,966.

Councilman Robinson asked if we know where the money would come from. He also asked Councilwoman Webb for a break down on how the committee came up with the fees.

Mayor Womack stated that we have 3 years to work on it.

Councilwoman Webb commented that her committee worked with the original study and worked with dept. heads. They looked at how much land we would need to buy for parks, etc.

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The mobile command center was taken out. They looked at satellite offices for police and fire.

Councilman Garrison asked Councilwoman Webb to explain the 3-year deal. Do we have 3 years from the time the money is generated?

Councilwoman Webb said we would have to spend some of the money, or commit to contracts to finish projects.

Councilman Garrison asked if bonds could be used to finish projects. He also asked Interim City Administrator Dennis Harmon if he had an opinion on the impact fees since he had worked with them before.

Mr. Harmon stated that the fees don't need to be set too low.

Councilman Garrison asked if the fees have to be updated every 5 years.

Councilwoman Webb said they can be updated before the 5 years is up if needed.

Annexation of Couch and McAlister:

Councilman Robinson recused himself from this discussion due to a possible conflict of interest.

Mr. Holcombe went over the ordinance. This is 15.4 acres at the corner of Couch Lane and McAlister Road. The developer has requested the property be annexed with the zoning designation of FRD. They would like to build 215 apartments that will be 3 stories. The Planning Commission denied this request. The project started out as 4 stories but the developer has lowered to 3 stories.

Councilman Garrison stated that this is in his ward and near his home. He has met with homeowner associations, received lots of emails, and was surprised that the Planning Commission did not pass. This is a donut hole that sits in our City. At this point he is not comfortable leaving a 15-acre piece of property in the county. Not willing to take a chance on what could be done if it stays in the county.

Mr. Holcombe commented that he had received an email from Ms. Ledbetter that will be read at the regular meeting. The developer has done everything he was asked to do and made compromises.

Councilman Dykes stated that he was glad that the developer made compromises and is working with the area residents

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Councilman Moore spoke with a county councilman about this project. He told him that the land would be developed one way or the other. We will be able to control the project if it is in the city. We have enough donut holes in the City.

Mayor Womack commented that we have a little history with this individual, he owns 4 other complexes in the City. There will be no trash pickup, no maintenance of the parking lot. That will be handled by the owner of the property.

Councilwoman Webb said that there have been negative comments about the FRD zoning but this is one situation where it has worked out very well. There have been a lot of compromises made and it is working.

Sale of North 4th Street: Mr. Holcombe went over the details. This property is located behind the West View Cemetery. We purchased this for the Doodle Trail. It is zoned GR 1. The purchaser would like to build 10 homes on the property and has offered \$37,200 for the purchase.

Councilwoman Breazeale read a letter from the Divine Purpose Outreach Church who would also like to have this property. The church has been in existence for six years. They have over 100 members. They are financially supported by its membership. This church has done a lot for the community. Many of their members walk to church. They would like to purchase the property for \$3,000 with the stipulation of building a church within the seven years. If they can not build in that time frame, they will sell the property back to the City for the cost plus the cost of taxes and upkeep during the time of their ownership.

Councilman Dykes asked how many acres this property was.

Councilman Robinson said it is three acres and according to the tax assessors office it is valued at \$140,000.

Councilwoman Breazeale stated that the church is currently renting and would like for the church to stay in the community because so many people walk to the church. They would like to own a building so no one can take it from them. They believe they can have a church built in five years.

Councilwoman Webb likes keeping the church there because it is serving the community.

Councilman Garrison asked if the church would outgrow 3 acres quickly?

Councilman Moore asked how long the City had owned this property and did we have any plans for it.

Mr. Holcombe said the City had owned the property for about five years and we had no plans.

Mayor Womack commented that he would not like to be obligated to pay for the maintenance to keep up the property.

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Councilwoman Breazeale said that could be negotiated.

Mayor Womack commented that Councilwoman Breazeale is the representative for that area and she would like to keep a house of worship in that area.

Councilman Garrison stated that he thinks the world of Pastor Sutton but the City has to look at this from a financial stand point. Can we ask him to pay \$3000 per year for 7 years?

Councilman Dykes asked what type of homes are going to be built on the property if we accept the first offer.

Mayor Womack stated that with the cost of lumber and labor the cost would be between \$160,000-\$200,000.

Mr. Holcombe said the City had received another offer from a developer for rental houses and it was turned down.

Councilman Dykes asked if the houses that are currently being built over there for affordable housing are being sold as they are being built.

Mr. Holcombe said they were selling quickly.

Golf Cart program: The pilot program expired on May 31, 2021. It is for the 1st and 3rd Wednesday of each month from 10-2 for disabled individuals, seniors, etc. we are asking to extend June 20, 2022.

Mayor Womack commented that this is in conjunction with City of Pickens.

Police Chief Whitten said there will be a golf cart parade for disabled veterans on Wednesday. It is a joint event with the City of Pickens.

Councilman Moore commented that they are tax payers too and deserve to be able to use the trail.

Councilman Garrison asked if there had been any issues.

Mayor Womack commented that the biggest issue is the walkers are harassing the people on the golf carts. We are trying to figure out a way to educate the public.

Councilman Garrison stated that we need to put out signs.

Chief Whitten commented that is being worked on, signage is going to be important and that plan is in place.

Councilman Dykes asked if we have people that use the trail on a regular basis.

Chief Whitten stated that not many have used the trail due to the harassment. Only three carts have been permitted.

Termination of curbside of grass clippings:

Councilman Dykes went over the recommendations from the Public Works Committee. This has been discussed and researched for a long time. We are currently using the vacuum truck which is designed for leaves not grass. It is creating a terrific maintenance problem. The trucks have to come in and be blown out to keep it from overheating. Maintenance cost has gone up. Only 7% of residents in Easley are using this service. We have had many comments on this. We would like to encourage people to compost their clippings or mulch back into their grass. There will be an area at the recycle center to dump them. This would go into effect August 1st.

Councilman Garrison stated that he was under the impression that we would pick it up if bagged or bring to the recycle center.

Eddie Fortner said that the county will not accept bagged yard debris.

Mayor Womack commented that over half of what is picked up is from commercial landscapers, they are supposed to haul off themselves.

Councilman Moore asked Mr. Fortner if he could find different equipment to pick up grass.

Mr. Fortner said there was not any. The pull behind is for leaves not grass. We are so far behind on brush pickup they are picking up 250+ tons a month.

Councilwoman Webb commented that the problem with bagged debris is that it is going into the land field and that is what we are trying to avoid.

Councilwoman Webb stated that the expense is too great for only 8% of residents.

Councilman Dykes commented that the problem is going to get worse with all the new subdivisions.

Councilman Robinson inquired about the cost of repair, what is the latest estimate and was it budgeted.

Mr. Fortner stated that at a bare minimum \$4000 and we have spent around \$25,000 over the first 6 months of this year. We spent more when the new truck had to go to Columbia for repair. It was \$24,000 for that trip. The repair cost has increased yearly and is over budget.

Mayor Womack commented that fertilizers and chemicals that are being put on grass is destroying the impellers.

Parks and Recreation Equipment Lease:

This is a 4-year lease on 6 pieces of equipment. It is replacing what we already have.

Councilman Moore asked if we have received good work from this equipment.

Recreation Director, Christman Short said that it has worked out well. It cuts repair cost and it is in the budget.

Councilman Robinson stated that we should have a fair market value purchase option. He suggested that our city attorney look at this it is a vague statement and could be hard to enforce.

Fire Chief Littleton gave an update on the construction progress of the new fire station. The grader is finishing the parking lot and paving will start. Landscaping will begin toward the end of the month. Counter tops are going in this week. The goal is to move in the living space around the second week of July. Welcomed everyone to stop by and look at the progress.

Chase Campbell gave an update on the July 4th activities. The sponsors are Ingles, iHeart Radio, Workout Anytime, Smithfield's Country Club, South and West, and Impact Realty. Saturday, July 3rd the entertainment lineup is Carolina Hwy Band from 4:00-5:00, the Flashbacks 5:30-6:45, Mark Webb Jr 7:30-8:30, Song Band Upstate 9:00-10:00. July 4th Ansley Burns will perform from 4:00-5:00, Joe Lasher from 5:30-6:45, and the headliner is Colt Ford from 8:00-9:30. Fireworks will be at 9:45. Ingles is also sponsoring an Air Dog Show.

The downtown restaurants will be allowed to sell alcohol to go as long as it is in a cup and the person has a wrist band.

Northside building and former Public Works offices:

The Easley Chamber of Commerce is going to move to the Public Works building. We will be doing some updating on the building. The 1st year is rent free. They will pay rent after that. The United Way is going to use part of the Northside School building.

Mr. Holcombe read a letter he received about Jerry; it was from Dorothy Patton's family. They appreciated all the help Jerry gave on the process they needed to follow to accomplish a sale.

There was no further discussion.

Councilwoman Webb made the motion to go into executive session with a 2nd from Councilwoman Breazeale.

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Councilwoman Webb made the motion to come out of executive session with a 2nd from Councilwoman Breazeale.

Butch Womack, Mayor

ATTEST:

Lisa S. Chapman, CMC
City Clerk

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Mayor Womack called the Public Hearing for the FY21/22 City of Easley Budget to order. He opened the floor for any comments or questions about the budget. There were no comments. Mayor Womack adjourned the Public Hearing and called the regular meeting to order at 7:03 p.m. All members were present. The press was notified by email on June 11th, 2021. Lisa Chapman, City Clerk served as the recording secretary.

Mayor Womack commented that prior to the regular meeting council met in executive session and no action was taken.

Justin Barthelmes Associate Pastor of Siloam Baptist Church gave the invocation followed by the Pledge of Allegiance.

The minutes from the May meeting were approved as written.

Report from Council members.

Ward 6: Councilman Robinson stated that he read of the passing of Ted McKinney.

Ward 5: The Farmers Market is now open please go out and support this event on Saturday mornings.

Ward 4: Praying for Mayor Bagwell. Condolences to the other family. Thanked all the people that came out to the meeting.

Ward 3: Happy that everyone is here, especially after COVID because we couldn't get with the people we serve.

Ward 2: Happy with the great turn out. Prayers with Mayor Bagwell.

Ward 1: Thanked the citizens and the City for their concern during his wife's surgery. She is recovering. Thank you for your continued prayers. Our former communications PIO, Lindsay Cunningham recently passed away from breast cancer. The Recreation Committee met last week several contracts were discussed. The recreation department seems to be recovering from Covid when there were no activities.

Introduction of New employee: Jerry O'Shield, Building Official introduced Travis Pearson our new Building Inspector.

Updates on City Activity: Tommy Holcombe stated that the City of Easley's July 4th events will begin on 3rd. There will be four bands on the 3rd, and four on the 4th with Colt Ford being the headline. Fireworks will be at 9:45. He encouraged everyone to support downtown businesses.

Citizens wishing to address Council:

Lisa Bourean: She is concerned with the proposed apartments on the corner of Couch and McAlister. There is no guarantee that they will build what they say. How do we know they will follow the rules? McAlister Road has been patched so many times; when is it going to completely tear up.

Rod Ramsey: Disappointed in each council member. At the last meeting your minds were made up before you came to the meeting. Now we have 70 something new houses on our

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street. The residents have always kept up the streets. Apartments are going up everywhere. Draw a line and say we are not going to go passed this. Traffic is backed up on Brushy creek Road as far as you can see. He loves Easley and tries to do the best for Easley but stop the growth pattern.

Ronald Wilson: He has lived in Easley for 81 years. The City is getting too crowded, too many pot holes on the roads. This town has really changed in 10 years. It may be too late.

Tim Sutton: He is the Pastor of Divine Purpose Outreach located at 103 West C Ave. They are currently renting the building that they are in. We would like to operate without the fear of the building being sold out from under us. The church is interested in the property on West 4th which is on the agenda to sell to a developer. He wants to build a church and continue to operate their programs. The church mentors' young men and women, single parents teaching them life skills. Last year they fed over 500 people at Thanksgiving. They work with Family Promise, and the Dream Center. Pastor Sutton has been doing ministry in Easley for many years. During Covid they continued to operate meeting outside. People could sit on their porch an listen to the sermons. The church has a seven-year plan to build but feel they can get it done in five years, if for some reason they can't get the church built they will give the property back. Please consider our offer so we can keep the church in this community.

Stan Eby: Easley has a growing traffic flow challenge. We are behind the curve on infrastructure. The only way to impact our traffic problem is by limited the growth. McAlister/Powdersville Road have terrible traffic congestion. One way to reduce traffic is by making lanes for non-vehicles but we would need sidewalks, bike lanes, pedestrian crossings, bridges, etc.

Gloria Dunlap: She is not happy with the way meetings for the Planning Commission are posted. The City's current Comp Plan is from 1999. She would like to know where she can get a copy of this plan. Zoning is tied to the comp plan and has to be updated every 5 years. We need to slow down growth until we get comp plan.

Lisa McAdams If the 15.4 acres on Couch/McAlister stays in the county how many apartments, or homes will be allowed. She called the planner for Pickens County with concerns. She was told that eight units per acre would be permitted which is approximately 123 apartments. We are not against growth but we want a growth plan.

Jeff Cooper: He is asking for the same thing. He has heard from a lot of citizens. The State status says that a moratorium can be used for growth issues. How can you expect the building department to keep up with the growth? He would like for Council to make a motion to amend the agenda and vote on a moratorium. We are getting less and less services for our tax dollars.

Sammy Grant: He lives in Middlecreek and would like a moratorium on growth. We are going to be in trouble with the bridges because they can't hold the weight that is going over

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them. Growth needs to stop until you have a plan and path forward. The grass clippings if you have an elderly person and neighbor cuts their grass what are they going to do with the clippings. Are the recyclable bags an option?

Kevin Kay: In defense of Council a road with two yellow lines is a state road and the City can't do anything about it. Citizens should call the County or Columbia. Grass clippings will go into the storm drains if you don't pick them up. According to the list of projects to be built our population will increase over 6000 people. He is not against growth but we need a plan.

Denise Davidson: She read the oath of office for Council. She quoted the zoning ordinance, requested a moratorium for the 2673 residential units scheduled to be built. We do not have a City Administrator and interim is not the same. We have no comprehensive plan. We are asking for our elected officials to represent us. Pause, get a plan and then proceed effectively. We want to work with you, communicate with us.

Bern Dupree: Speaking in support of Mitchell Lerner the developer for Couch/McAlister. He is a responsible multifamily developer. He has over 15 years' experience. There are a lot of tools available to address the problems that are being brought up. People want to come here. Some moratoriums have not been successful. If you have someone to be willing to work with you work with them.

Karen Orzech: She is the property manager of Glen Brook on Rock Springs Rd. She is in support of the development on Couch/McAlister. She has lived in this area her entire life and hears what everyone is saying. This developer cares about people. Not everyone wants a home, so they live in apartments. We have retirees that live in our complex. We have had a waiting list since 2014. Mitchell Lerner knows all of the residents; he cares about the community. They did a survey and 74 out of 84 residents responded asked if they would refer their community, all said yes. Residents trust them and they are a community.

Brittney Ziegler: She is the Manager of Brookfall One and Two apartments. She observes and listens to people. They have invested countless hours and money on their apartments to improve them. She has worked for Mitchell Lerner since 2015. He is invested in the residents and the Easley community. They do background checks on residents and have a strict lease agreement. People need an option for an apartment instead of a house. Easley is growing and the land will be developed. Mr. Lerner does not build and move on.

Nancy Mawhinney: She has lived in Easley for 46 years. Does the City have a plan for parking downtown? We tried to get pizza at Amici's and she couldn't find any handicap parking. Could the City buy some land and build a multilevel parking garage. Grass clippings will wash into the creeks if they are not picked up. Suggest a council meeting in the style of a forum so there could be questions and answers. There is going to be traffic with the senior living on Brushy Creek Road.

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Melissa Bowman: She would like the full plan of action for leaves and grass. She lives in Oak Creek and the grass clippings will continue to wash into the creek. We continue to lose City services. Whose idea was it for the golf carts on the Doodle Trail?

Mitchell Lerner: He is the developer for Couch Lane/McAlister. This project would benefit the city. It would create new jobs; the tax revenue would have a significant economic impact. He has been here for 40 years. He was disappointed by the vote of the planning commission. The worked with the committee an reduced the height of the building, and changed some other aspects. The demand for new housing is growing. The average house size is growing. He would appreciate Council's support for this project.

Sean Faulkner: He has lived here over 50 years. He has represented Mr. Lerner for 15 years. This property sits right in the middle of the city and is in the county. It can still be developed under the county. The way the county ordinance is setup you can't cluster the buildings; it could be subsidized housing if it is kept in the county. Mr. Lerner is a responsible developer. He spent nine months working with the City to come up with a plan. He has gone above and beyond to work on the storm water. Give serious consideration to this project.

Bobby Templeton: He has been a general contractor for over 40 years. He has built thousands of apartments and retirement communities. He was the contractor on Glenn Brook Apartments. He has worked with the Lerner's for over 10 years. They have a good relationship with the City building department, Easley Combined Utility and the fire department. He has worked with a variety of developers that wanted to build cheap, quickly and rent as soon as possible. That is not Mr. Lerner.

Jamey Chaney: A moratorium will not stop the project on Couch/McAlister but it will protect us from further development. There is no current comprehensive plan. What are we doing for the people that have lived here for years? Who can they afford a golf cart for the Doodle Trail? It is supposed to be for exercise.

Mr. Holcombe read a letter that was sent in from Candice Ledbetter. He wanted the letter to go on record. Ms. Ledbetter is currently out of town and couldn't be at the meeting. She is in support of the project on Couch/McAlister. Mr. Lerner listened to us and made changes. They have gone to great lengths to add green space buffers, including planting trees. He has respect for the land. Stormwater concerns have been addressed. He has gone above and beyond for a 100-year flood detention pond. Most recent developments maximize land usage. (Her letter is attached to these minutes)

Old Business: Second Reading of Ordinances

Ordinance 2021-09: To approve the FY 21/22 City of Easley Operating Budget.

Councilman Moore made the motion to approve with a second from Councilwoman Webb. Mr. Holcombe briefly went over the budget. There have been no changes since first reading.

There was no discussion. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance No 2021-10 to amend §50.15 - Solid Waste Collection of the City of Easley Code of Ordinances to address the usage of roll carts for collection. Councilman Garrison made the motion to approve with a second from Councilwoman Breazeale. Mr. Holcombe went over the rules and regulations. Council approved the purchase and financing of roll carts at the April and May meetings. The roll out will begin at the end of July. All residents will be required to use the carts. No bags will be picked up or outside the cart. The cart lid has to close.

Councilman Garrison stated that this is a worthy project. It was brought up 10-12 years ago. It will help the aesthetic of the City. The signs on 123 have been lowered which has helped tremendously.

Councilman Dykes commented that for a City our size we are way passed the time when bags should be on the side of road. It will be better for our Public Works employees working the garbage route.

Councilwoman Webb stated that she is in support this. Each cart will be assigned to a residence. If they are stolen, we can trace them. We have trouble in our neighborhood with animals getting in the trash.

Councilman Moore commented that he was in favor of this ordinance.

Councilman Robinson asked if grass clippings could go in the carts.

Councilman Garrison stated that if they were bagged, they would go into the landfill.

Councilwoman Webb commented that the problem is the landfill is full and we have to dump at Twin Chimneys.

Councilman Garrison called for the question and the motion passed 7-0.

Ordinance 2021-11 authorizing the extension of lease of 103 Esther Drive. Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Mr. Holcombe gave a brief explanation. There have been no changes since first reading. There was no discussion. Councilman Moore called for the question and the motion passed 7-0.

Ordinance 2021-12 to approve quit claim of a portion of a City of Easley right of way to RKD Holdings, LLC in exchange for RKD Holdings, LLC quit claiming a portion of tax map #5019-16-83-7900. Councilwoman Webb made the motion to approve with a second from Councilman Moore. Mr. Holcombe went over the ordinance. There have been no changes

since first reading. Councilman Garrison called for the question and the motion passed 7-0.

New business first reading of ordinances:

Ordinance No. 2021-13: Adopting procedures for the imposition, calculation, collection, expenditure and administration of impact fees. Councilwoman Webb made the motion to approve with a second from Councilman Dykes. Mr. Holcombe went over the ordinance. This will be for new projects. It is a one-time payment for growth related infrastructure to be collected at the time building permit is issued. The fees will be implemented in phase over three years. Maximum supportable fee for single family will be \$3,340, multifamily \$2,193, retail \$2,278, office \$799, industrial \$407, institutional \$878.

Councilwoman Webb commented that her committee received a lot of input on this. There is a lot that has to be done so growth needs to pay for growth. This was discussed with department heads concerning their needs. Money that is coming in will go in a separate account and in 3 years we will have to spend that money. What are our needs, more parks, another fire station, maybe a satellite police station, etc. We will be looking at our roads and how to improve them. This gives us revenue upfront without having to wait on tax money to come in.

Councilman Garrison stated that he is hopeful that we will be able to locate those funds. Our interim City Administrator will be able to speak on this since he worked with this at Goose Creek.

Councilman Robinson thanked Councilwoman Webb and her committee for all their hard work on this. Would like to see a break down on this before the next meeting and 2nd reading.

Councilman Dykes called for the question and the motion passed 7-0.

Ordinance 2021-14 to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map numbers 5038-05-19-3676 and 5039-17-10-2194; totaling 15.4+/- acres on Couch Lane and provide a zoning designation of FRD. Councilman Robinson recused himself from this discussion and vote due to a possible conflict of interest.

Councilman Garrison made the motion to approve with a second from Councilman Moore. Mr. Holcombe gave a brief explanation. This is 15.4 acres with a requested zoning of FRD. The developer has expressed an interest in constructing 215 apartments with three story structures. The Planning Commission denied this request.

Councilman Garrison commented that this is in his neighborhood and ward. He has some doubts but will vote for it on first reading and see how it goes before 2nd reading. The talk of a moratorium it will not affect this ordinance. This is an issue that Council will need to discuss. We are taking the steps with the impact fees and the comp plan. There will be

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meetings in the different wards to get citizen input. The county does not have any ordinances they have developmental standards. He has talked to our County Councilman and the only restriction was height. Councilman Garrison got a good reference from an individual for Mr. Lerner that was totally unrelated to real estate. He has done what he said he would do. He has compromised. He has increased the buffer and the setback for the property. Agreeing to a 100-year stormwater retention pond. It will increase traffic. The property will be developed one way or the other. He feels more comfortable having some control over it. He has met and emailed with several residents and the HOA Cobblestone trying to explain.

Councilman Dykes stated that from the beginning he was not in favor of this but Mr. Lerner listened to the concerns and made some significant compromises and changes.

Councilwoman Webb commented that this is a donut hole within the city. Our police and fire will have to cover if it stays in the county. The retention pond is a wonderful thing to protect the downstream homeowners.

Councilman Garrison stated we should not let a piece of property, right in the middle of the city limits, stay in the county knowing our police and fire would still have to respond.

Councilman Moore commented that he talked to our County Councilman about this situation the land is going to be developed one way or the other. With this FRD designation you can control the project

Councilman Dykes called for the question and the motion was approved 6-0 with Councilman Robinson recluses himself.

Ordinance. 2021-15 authorizing the sale of real property comprised of tax map #5019-15-74-0316 to Scout Realty Group, LLC for \$37,200. Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Councilwoman Breazeale made a motion to table this ordinance until Mayor and Council can consider the offer from Pastor Sutton.

Councilman Moore said he agreed with tabling the ordinance.

Councilman Garrison said he would like to give Pastor Sutton time to get his information in.

Councilman Garrison called for the question and the motion passed 7-0. The ordinance was tabled.

New Resolutions:

Resolution 2021-15 to terminate the curbside collection of grass clippings inside the City of Easley. Councilman Dykes made the motion to approve with a second from Councilwoman Breazeale. Mr. Holcombe gave a brief explanation. The fine grass and the increased use of fertilizer is causing damage to our trucks.

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Our maintenance cost has gone up, trucks have to come into the shop to be blown out so they don't catch on fire. We are working on a location at the recycle centers to accept the clippings. Clemson Extension suggested that residents recycle back into their yard or have a compost bin.

Councilman Moore inquired about the number of residents that use this service and if commercial landscapers were leaving their clippings instead of hauling off.

Councilman Dykes said that only about 7% of the community is putting grass out. As we grow it is getting to be a problem with the type of grass that is being planted.

Councilman Garrison stated that he does not like discontinuing this service and would like to vote on this after alternative options are presented.

Councilman Robinson commented that he agrees with Councilman Garrison. He appreciates the long hard work the committee has done on this issue and recognizes the problem that it presents to the city. Concerns him that we are terminating services and are investigating other options. Would like to fully explore those before we terminate.

Councilman Moore commented that all avenues have been explored, Mr. Fortner has searched every option.

Mayor Womack stated that Public Works has been researching this for two years, we are not going to find an alternative.

Councilwoman Webb called for the question and the motion passed 5-2 with Councilmen Garrison and Robinson voting no.

Resolution 2021-16 To extend the permitted use of golf carts on the Doodle Trail.
Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Mr. Holcombe gave a brief overview of the resolution. Currently only three carts have been permitted. This Wednesday there is a Disabled Veterans Parade on the trail.

Mayor Womack commented that we tried to find a time that is not busy. We are doing this for people who can't walk go on the trail. The disabled, the elderly, etc. Only 20 permits can be issued between Easley and Pickens.

Councilman Garrison commented that this is an allowable time and day. He asked Chief Whitten if there were any complaints.

Chief Whitten stated that some of the walkers are harassing the people on golf carts.

Councilman Moore stated that he understands that the trail is for exercise but the disabled especially veterans need to be able to use the trail. They are tax payers too.

Councilman Moore called for the question and the motion passed 7-0.

Resolution 2021-17 authorizing the negotiation, execution, and delivery of leases no. 004-0668201-107, 004-0668201-109 and 004-0668201-108 dated June 3, 2021 (the "leases"), between City of Easley, South Carolina, and VGM Financial Services, a Division of TCF National Bank, and prescribing other details in connection therewith. Councilman Garrison made the motion to approve with a second from Councilman Dykes. Mr. Holcombe gave a brief explanation. This is just updating equipment that we currently have.

Councilman Garrison commented that this has been a good program for us. There was no further discussion. Councilman Garrison called for the question and the motion passed 7-0.

Councilman Moore made the motion to adjourn at 9:35 p.m.

Butch Womack, Mayor

ATTEST:

Lisa S. Chapman, CMC
City Clerk