

City Council meeting  
April 12, 2021

Mayor Womack called the meeting to order at 7:00 p.m. All members were present. The press was notified by email on April 9th, 2021. The meeting was in person however, it could be viewed on [www.youtube.com](http://www.youtube.com). Lisa Chapman, City Clerk served as the recording secretary.

Dr. Gallamore, Pastor of Rock Springs Baptist Church gave the invocation followed by the Pledge of Allegiance.

Judge Snow swore in the new Police Chief, Stan Whitten.

The minutes were approved as written.

Report from Council:

Ward 1: "Great to see a crowd again." Hats off to our public works and stormwater guys there have been a lot of challenges in Ward 1. It has made a huge impact.

Ward 2: The Public Works Department has done good work in Ward 2 also. "Good to be back with a crowd."

Ward 3: "Stormwater looks great, please with how it is going." We have not been able to move forward with the Development Impact Fees due to COVID but some people here tonight maybe interested in that. We hope to move in a positive direction.

Ward 4: "Blessed to see our town growing." Especially this side of town and new businesses coming to the downtown.

Ward 5: Thank everyone for coming out to the meeting. "It is a big deal for us to meet the public."

Ward 6: "Glad to have everyone here."

Mayor Womack called on City Administrator, Stephen Steese for his report. First reading for the budget will be at the May 10<sup>th</sup> council meeting followed by second reading at the June 14<sup>th</sup> meeting. Mr. Steese gave an update on COVID statistics.

Introduction of Miss Teen SC, Augusta Roach. She is a senior at EHS. She will be competing in the National pageant in November.

Citizens wishing to address Council.

Diane Stanley: The alley behind her home on Blair Street causes her house to flood. She has talked with Eric about the problem. She hopes the City will trim the growth. She has taken care of it for years and is no longer physically able to do the work.

Michael Craig: He wanted to speak about the naming of North A for Dr. Simpson. The community did not get fully informed. He would like for this to be looked at again. Dr.

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Simpson was a part of Rosenwald Schools. There were people that walked from where the Nissan dealership is now to Simpson school. Others walked from Crestview Road.

Mayor Womack commented that we don't have anything to do with this. He needs to contact Rex Rice.

Councilman Robinson asked if he was opposed to the renaming.

Mr. Craig said he was not but the community would like to have more input and the naming needed to be in that community.

Jeff Cooper - Sent an email to Mayor and Council. They have formed a group called Concerned Citizens of Easley. He would like Council to have an attentive ear to what they have to say. Two things are important. We want you to vote no to rezoning the property at Crestview and Sheffield. Second, he would like a moratorium on building in the city. They did a survey and asked how many people would come to a city council meeting 45 % said yes, 55% said no, 47 votes were cast. When asked if they were opposed to the rezoning 87% said yes, 8% said no, and 5% had no opinion with 87 votes being cast. He also asked if residents were in favor of a building moratorium. 72 people voted, 92% said yes, and 8% voted no. He called Rex Rice to see if anyone had requested a traffic study and was told no.

Councilman Robinson stated he wanted to assure the residents that he listens and reads your concerns. He told Mr. Cooper that it is his responsibility to attend the planning commission meeting if he wants to be informed. The Commission reports to the city council.

Bob Fedder: The Easley Museum is open again. They will be having a fundraiser October 7<sup>th</sup>. There will be food, entertainment and an auction. More information will be forthcoming.

David Kneishly: Zoning is an agreement between the people that live in that area and the people that manage the city. Moved here 23 years ago and was aware of the zoning for this property. In his opinion Councilman Dykes is not representing them and is behold to someone else.

David Koster: He addressed Councilman Dykes about his concerns that the developer would build a buffer fence. He gave information on density of other developments. Isn't there favoritism on the planning commission. Requested that Tommy Holcombe explain why they are not doing a PUD instead of FRD. What kind of control does the City want to have for this development. Do we have transparent government, and responsible growth? Nothing is never discussed about stormwater runoff.

Mark Wise: In favor of the rezoning. It is going from a less restricted zoning classification to a more restricted zoning classification. That is responsible. If the zoning is not approved, he will develop the property based on the current zoning that it has. This could include a

pharmacy, convenience store, retail stores and offices. The developer had a traffic study done that showed with residential there would be 360 trips per day verses 5230 for commercial.

Gloria Dunlap: Ms. Dunlap lives adjacent to this property. She listed points of concern with the development. She has been told there will be lighter traffic with residential, we need more housing, water runoff will be eliminated, the property will be developed no matter what, there was no opposition at the Planning Commission meeting. This property has been for sale for 13 years. Currently it has no traffic impact. There are currently many building projects going on within the City. This is the highest density project in four counties. This property is not mission critical for Easley. The Planning Commission is not elected officials. Yard sale signs are not notification. Nobody knew about this project.

Denise Davidson: She passed out some information to Council. She gave the definition of FRD. FRD is not listed in the zoning manual on line. Would like to know when was it approved and adopted by the City of Easley. There is no growth plan. It was in the paper that Easley would increase by 25% in 5 years. How are you going to accommodate that? Can the public see the budget and have input?

Melissa Bowman: Today at 5:30 there were 15 cars lined up to go through the intersection at Sheffield. It is council's job to let the public know what is going on. She asked Councilman Garrison why he hasn't called her back. The traffic study was done by a private company for the developer to meet his needs. Lack of concern from the council. No one called her to invited her to any of the meetings about this rezoning. She would like to hear where the Mayor stands on this project.

Wesley White: Representing the owner/developer of the property at Sheffield/Crestview. He thanked staff for the time they have taken with them. FRD is the best use of this property. Councilman Robinson asked if he was invited to the March 23rd meeting with some of the public. Mr. White said he was not.

Nancy & Archie Swanner - Their property backs up to the property at Sheffield/Crestview. They are not in favor of the density requested for this development. Communication needs to be better.

Mr. Swanner stated that they are also concerned about emergency vehicles going in and out of this project.

Marian Welch – She is opposed to the rezoning of Sheffield/Crestview because of traffic. What about the people that may live at this project? Do they want a playground, a side walk, visitor parking?

Unfinished business:

Ordinance No. 2021-03: To add an addition to Chapter 152.30 of the South Carolina Flood Damage Prevention Ordinance and to correct paragraph D of Chapter 152.04 of the Easley City Code of Ordinances. Councilman Garrison made the motion to approve with a second

from Councilwoman Breazeale. Mr. Steese gave a brief overview. There were no changes from first reading. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance No. 2021-04: To rezone approximately 5.897 acres of real property located at the corner of Crestview Road and Sheffield Road, Easley, South Carolina, 29642 Tax Map Number 5038-14-44-6156 with a zoning designation of FRD. Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Dykes.

Councilman Dykes stated that he has listened very attentively to the citizens in the area. He has spent many hours in meetings with both sides to find a compromise. The townhomes are comparable and good for the area. However, the number of units is too dense for this property. He is also concerned with the traffic at peak times. Thanked Mayor Womack and Rex Rice for getting this intersection on the list for GPATS. He is in favor of growth but like surrounding cities we do have growth issues to work through.

Councilman Moore commented that this is not his ward but he has looked at the situation and has talked to some of the people. The neighborhood has had a buffer for 13 years. There are so many things that could go there.

Councilwoman Webb stated that there has been an assurance that if this rezoning doesn't happen the property will not be developed. "That is not coming from us."

Councilman Robinson stated that he was not sure what Ms. Webb is referring to. If any type of statement was made it did not come from us. He agreed with Councilman Dykes about the varying issues. He assured the public that he has listened to every word that has been directed to me. "It bothers me that some of you have not shown proper respect to other people." He is concerned that the developer was not willing to compromise.

Councilman Garrison commented that he does take everything seriously when citizens reach out to us. I try to respond as much as possible. He attended some of the meetings. All zonings are different with many factors that go into it. There is public input, what is the impact on traffic, way of life, it makes decision tough. He did vote for this on the first reading, with more information to follow. In his opinion this property was good for townhomes or some type of residential. Our City is growing and traffic will always be an issue. Citizens should contact the representatives in Columbia. They control the SCDOT. There is concern about leaving the zoning as NC because of what could possibly be put there. If the developer came back with a less dense project, he would vote for it.

Councilwoman Breazeale stated that she listens to everyone and read the emails. We are here to do what is right for the citizens.

Mayor Womack commented that the roads do not belong to us. They are state roads. We have to beg the state to come fix roads for us. I have been really embarrassed by the way some of you have acted during this process. Threatening emails are not the way to get things done.

There was no further discussion.

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

New business:

Ordinance No: 2021-06 to annex approximately 9 acres of real property located at 117 Wimberly Lane, Easley, SC., being shown and designated as tax map number 5028-12-75-6061 and to provide a zoning designation of FRD. Councilman Garrison made the motion to approve with a second from Councilman Moore. Mr. Steese gave a brief explanation. This is 9 acres with a zoning request of FRD. The owner has expressed interest in independent senior apartments. They have proposed 60 units with 1- and 2-bedroom units. Mr. Holcombe stated that the Planning Commission did approve. There were a few people that attended one person was not in favor.

Councilman Garrison asked if this is section 8 housing?

Mr. Holcombe said no it would be senior housing for people 55 and over.

Councilman Moore asked if we don't bring it into the city then it can still be developed.

Mr. Steese said that is correct and the county does not regulate density.

Councilman Moore asked if we could reach out to Easley Combined Utility and ask them not to provide services.

Councilman Garrison stated that he had tried that before and was told it is their job to sell power, water and sewer.

Councilman Dykes said that our building inspectors go out and make sure everything meets codes, and we control. This is a very good project for senior living.

Councilman Moore asked for Mr. Holcombe to explain the difference in a PUD and FRD zoning.

Mr. Holcombe stated that some people have been misled about a PUD. It is a Planned Unit Development that we used for years. It allows for mixed use like commercial, residential, etc. Smithfield is a PUD. When we went to FRD it gives us more control over the project. The developer has to submit a concept to be approved by the Planning Commission. You can't use a PUD for control and compliance. That is why we went to FRD.

Councilwoman Webb stated that traffic engineers use less trips per day for senior housing. They are not normally out during peak times.

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

Ordinance No: 2021-07 to rezone approximately 17.02 acres of real property located at 103 Pineview Dr. Easley, SC, County of Pickens, being shown and designated as Tax Map Number 5028-12-75-6949, from FRD to FRD. Councilman Garrison made the motion to

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approve with a second from Councilwoman Webb. Mr. Steese gave an explanation. This is 17.02 acres that is currently zoned FRD for 93 attached single-family townhomes. The property has been sold and the new owners would like to keep the FRD zoning designation and change the development to 74 single family detached homes. The Planning Commission approved with only one person in opposition. A new site plan was presented.

Councilwoman Webb stated that the engineer was present. She would like to know if there will be any visitor parking. He stated that they have not gotten that far yet. There is an amenity area that could have some visitor parking. Councilwoman Webb commented that if there is extra parking at the building and the mail kiosk that would satisfy her.

Councilman Dykes commented that the developer has offered to give some property to the city to straighten out the Pineview Drive entrance. This would help the traffic situation.

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

Ordinance No: 2021-08 to amend the FY 20-21 City of Easley Operating Budget.

Councilwoman Webb made the motion to approve with a second from Councilman Garrison. Mr. Steese explained. This budget amendment recognizes the revenues over anticipated budget for Hospitality and allows Parks and Recreation to complete renovations and purchase a piece of equipment and provides funding to begin the transition to roll carts for trash collection. The total will be \$75,000. \$10,000 for a field drag, \$40,000 for new LED Lighting in the Bagwell Gym, and \$25,000 for security upgrades at the gym.

The second amendment would be to transition to roll cart trash cans for all residents. It would include fitting our trucks with tippers and moving the recycle center to the op/maintenance facility.

Councilman Garrison asked if the new recycle center was going to replace the one behind city hall.

Mr. Steese yes at this time. Council could discuss having another one somewhere around City Hall.

Councilman Dykes commented that moving to roll carts was a fulfillment of the Mayor's campaign promises and is very significant for us as a city.

Mayor Womack commented that it will help us to avoid some workers comp claims and clean up some areas.

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Councilwoman Webb stated that some residents may want more than one receptacle. There would be a cost involved. There is also going to be a lot of administrative duties that go along with this.

Councilman Robinson asked if this was 1st reading with 2<sup>nd</sup> reading at the budget workshop next Tuesday.

Mr. Steese said that was correct.

Councilman Robinson stated that at the budget retreat they were told the cost would be \$475,000 it has gone up to \$500,000, the original cost to implement the system has changed from \$850,000 to \$900,000 to implement the system. The total cost is \$1.2 million over 3yrs, that has stayed the same. He wanted everyone to know about those numbers.

Councilman Garrison said he likes the idea of trash cans. We have discussed this and worked hard for years. "I think it will make our city look better."

Mayor Womack commented that he doesn't care if he has a trash can, but there are so many that want trash cans that he will support it.

Councilman Moore commented that the cost difference was the number of cans that is being ordered.

Mr. Steese stated that the number went up because we didn't know how many residents would want more than one receptacle and to have extra on hand.

Councilwoman Webb stated that Public Works is working with their guys to help senior citizens get their trash to the street. They may be able to help get their carts to the street also.

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

New Resolutions:

Resolution No. 2021-08: To terminate the City of Easley Face Covering Mandate Ordinance and recommending individuals continue to wear a face covering in public buildings, retail shops, and food service establishments. Councilman Moore made the motion to approve with a second from Councilwoman Webb. Mr. Steese gave some information about the Governor's executive orders and data from DHEC.

Councilman Dykes commented that the numbers are getting better but people need to continue to maintain social distance, wash hands, etc.

Councilman Moore commented that the vaccine does not hurt and there are several places that you can get them.

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Mayor Womack reminded people if a business or a company requires you to wear a mask you have to wear one.

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

Resolution No. 2021-09: to award the invitation for bids to complete stormwater culvert repairs on Dogwood Lane and South 2<sup>nd</sup> Street. Councilman Garrison made the motion to approve with a second from Councilwoman Webb. Mr. Steese gave a brief explanation. We received money from C funds and SC Rural Infrastructure Authority to help with these projects. The projects went out to bid and we received five bids. The Rosier Group has reviewed the bids and recommends to award both projects to Howard Contractors.

The total estimated cost is below the amount of funds we have and will leave contingency for unknown conditions on sites. Hopefully work to start in the next 30 days,

Councilman Garrison thanked Justin Durrell for getting the grant. These projects have to be done.

Mayor Womack appreciates all the work that Justin did to secure the funding of these projects.

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

Resolution No. 2021-10: To designate April as Fair Housing Month in the City of Easley. Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Mr. Steese commented that the City of Easley desires that all citizens be afforded the opportunity to attain a decent safe and sound living environment. The City rejects discrimination. April is recognized nationally as Fair Housing Month.

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

Councilman Garrison made the motion to adjourn at 8:55 p.m.

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Butch Womack, Mayor

ATTEST:

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Lisa S. Chapman, CMC  
City Clerk

Council Work Session Minutes  
April 12, 2021

Mayor Womack called the meeting to order at 5:30 p.m. All members were present. The press was notified by email on April 8th, 2021. The meeting was in person with social distancing. The meeting could also be viewed on [www.youtube.com](http://www.youtube.com). Lisa Chapman, City Clerk served as the recording secretary.

Mayor Womack turned the meeting over to Mr. Steese, City Administrator to go over agenda items.

Face Covering Ordinance: The cases have significantly dropped. We had 17796 positive cases as of April 5th. This is 14% of the population of Pickens County. It takes approximately 35 days to get to 1000 cases. As of April 5<sup>th</sup>, there have been 282 deaths in Pickens County, 2.4% positive test, and approximately 35,083 people in Pickens County have been vaccinated. That is approximately 27.65% for the county. Mr. Steese went over the history of the face covering ordinance.

This ordinance may be terminated by the issuance of a resolution by city or county.

The resolution would change from requirement to recommendation. It would also encourage people to get vaccinated.

If Council takes no action the face covering requirement would remain in effect until the Governor removes his Emergency Declaration or Council votes again.

Councilman Robinson ask about the Emergency Ordinance from the governor.

Mr. Steese stated that it extends the declaration for another 15 days. He has lifted all restrictions on restaurants, events, etc.

Councilman Garrison asked if we will be limiting attendance tonight due to social distancing?

Mr. Steese stated that 79 people can attend which is 50% capacity.

Mayor Womack commented that he is comfortable removing the mandate with the recommendations. He doesn't want to take it completely away.

Councilman Dykes and Councilman Moore agreed that it is time to remove the ordinance

Councilman Robinson asked if we had any guidelines from the CDC.

Mr. Steese commented that he does not have any updated information.

Councilwoman Webb commented that people should still follow the guidelines.

Old Market Square property exchange: It is a property exchange to square up the property line for more side walk. Smiley's is coming to the old Dunburks and a sub shop coming to the place next door. This will give owner more grassy area at the back of the building for an outdoor eating area.

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Councilman Robinson stated he would like to see a survey of the area.

Agenda Items:

A. Budget Amendment Item B recognizes the revenues over anticipated budget for hospitality and allows parks and recreation to complete renovations and purchase a piece of equipment. \$10,000 for a field drag, \$40,000 to install LED lighting in gym, \$25,000 for security upgrades at gym. Hospitality tax is on pace for \$2,300,000.

B. The second item is the transition of roll carts for Public Works.

Additional revenue came in for licenses and permits by approximately \$50,000 Other tax revenues LOST currently on pace for \$3.3 million.

The request is to add tippers to three trash trucks to service trash cans. Installation of recycle center at the new OM building. Cost for contractor to assemble and deliver cans. The remainder of \$625,000 is for financing of a dump truck and fork lift for the street department. A trash truck would get pushed to the next fiscal year. Total expenditure changed to \$218,000.

At the budget workshop council was presented with a couple of options to change to roll cart trash collection. Option 1 was to approve the purchase of a side loading trash truck and transition when the truck arrives. The city was told it would be during the fall.

Schedule for approval:

April 12 first reading of amendment to the FY 20/21 Budget.

April 20th second reading of amendment to the FY 20/21 Budget.

Approval of the financing resolutions on April 20<sup>th</sup>.

This approves the purchase of the carts. In May/June we will begin informing the public about the transition. At the May meeting there will be an ordinance for first reading to adopt the rules for roll cart collection. The second reading will be at the June meeting. By the end of June roll carts begin to arrive. Cart will be distributed sometime in July.

Cost breakdown:

\$500,000 to purchase 10,000 trash cans.

\$40,000 retrofit of rear loading trucks with tippers.

\$35,000 assembly and delivery of carts.

\$25,000 2 temporary employees for 6 months.

\$300,000 new side loading trash truck which is in the proposed FY 21/22 budget.

\$900,000 total cost for transition with \$800,000 financed.

New recurring annual cost:

\$25,000 replacement /addition of carts RFID system. \$30,000 for a new position that would split time between trash support and stormwater. \$150,000 financing of roll carts and trash truck, \$205,000 recurring cost.

Councilman Robinson asked why the cost went up.

Mr. Steese said due to an additional 1000 carts that were added to the order.

Councilman Moore asked about residents requesting additional carts and how they would pay for it.

Mr. Steese said it would be billed yearly.

Councilman Robinson asked about the increase in cost and the total to implement the entire system.

Mr. Steese stated that it was for the additional trash cans, and two employees.

Councilman Moore asked about recurring cost.

Mr. Steese said it would be approximately \$205,000.

Rezone Property at Crestview/Sheffield:

Councilman Robinson asked Councilman Dykes about his meeting with the engineer for this project.

Councilwoman Webb commented that they agreed to put up a privacy fence but were unwilling to negotiate the number of townhomes.

Councilman Robinson commented that even with public input he was not willing to change.

Mayor Womack asked Tommy Holcombe to explain about the Planning Commission meeting.

Mr. Holcombe said that there was no turn out for the meeting and the commission voted unanimously to approve.

Councilman Robinson asked if standard procedure for the meeting was followed.

Mr. Holcombe said it was. There is a lot of misinformation being put out there. The engineer has done everything that we asked for. It is not time to announce a developer or any other details.

Mayor Womack said that a lot of people are wanting us to fix the infrastructure. The State is not going to step in until you have the development and increase the number of traffic going through there.

Councilman Robinson stated that someone had commented that there were no sidewalks in this project.

Mr. Holcombe commented that a site plan has not been done yet. It is not time for that procedure yet. If the interior roads are not deeded to the City, we can't require sidewalks.

Councilman Moore asked about what can be built under the NC zoning.

Annexation of Wimberly Lane and Brushy Creek Road:

This is nine acres and the owner has requested a zoning of FRD. Owner has expressed interest in sixty independent senior apartments. The Planning Commission approved. There were a few people that attended one person was not in favor.

Councilman Moore asked about the entrances to the project and how many stories.

Mr. Steese said there will be one on Wimberly Lane and one on Brushy Creek Road and they have proposed three stories.

Amend FRD Zoning at Pineview and Wimberly:

This is 17.02 acres currently zoned FRD for 93 attached townhomes. The new owner would like to keep the zoning at FRD but changing the project to 74 single family detached homes. The planning commission approved.

Mr. Holcombe commented that this is the perfect working of FRD. The project was changed and they had to bring back to us for approval.

Mr. Steese stated that the style of home and the number of units changed.

Councilwoman Webb commented that unlike a PUD, which has multiple uses with that zoning, RFD is single use and the project can still be changed.

Award South 2nd and Dogwood:

We received money from C Funds and SC Rural Infrastructure Authority to help with this project. We put it out to bid and received 5 bids. The Rosier Group has reviewed the bids and recommends to award both projects to Howard Contractors. The total estimated cost is below the amount of funds we have and will leave contingency for unknown conditions on sites.

Mayor Womack thanked Justin Durrell for his hard work to get the grants.

Mr. Steese commented that our stormwater system is improving all over town.

Fair Housing Resolution:

We have to do this every April. It is one of the requirements for us to apply for grants.

Project updates:

Operations and Maintenance Facility:

The landscaping has started. They are doing the finishing touches to the building. Getting the IT done. We have been waiting six months for a hood vent, it finally came in. Working as hard as we can to get in and get a CO. Fuel island is complete. We are waiting on ice machine, air hose, and a few other things.

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Fire Station One: They are putting in drop ceiling and finishing sheet rock. Painting will start soon.

**FY21/22 Budget Calendar:**

April 20<sup>th</sup> and 27<sup>th</sup> are proposed budget work sessions starting at 5:30. First reading of the budget will be on May 10<sup>th</sup> and second reading on June 14<sup>th</sup> with a Public Hearing. The new budget will start on July 1<sup>st</sup>.

**Stormwater updates:**

Spring Street and Peachtree Street had the rusted pipe taken out.

Rock has been put in the storm drain on Fairfax. French drains will be installed on Bridgewater Street along with plants that can take wet ground. Sunningdale swell is done.

There was no further discussion.

Mayor Womack adjourned the work session.

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Butch Womack, Mayor

ATTEST:

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Lisa S. Chapman, CMC  
City Clerk

Easley City Council  
Budget Workshop  
April 20, 2021

Mayor Womack called the meeting to order at 5:30 p.m. He welcomed everyone to the meeting. All members were present. The press was notified by email on April 16th, 2021. The meeting was streamed live on You Tube.

Councilman Moore gave the invocation.

Unfinished business second reading of ordinances.

Ordinance No. 2021-08 to amend the FY 20-21 City of Easley Operating Budget.

Councilwoman Webb made the motion to approve with a second from Councilman Moore.

Mr. Steese went over the ordinance. The budget for FY20/21 was lower due to COVID unknowns. More funds came in than anticipated which is allowing us to make purchases and get some projects completed.

Councilwoman Webb stated that she was glad we waited to see how much money would come in and now we are able to make repairs and purchase needed items.

Mr. Steese went over revenue and expenditures for the purchase of trash can, the relocation of the recycle center and retrofitting the garbage trucks with tippers.

Mr. Robinson asked when the trash cans would be purchased.

Mr. Steese said if the ordinance passes tonight, we can start ordering tomorrow.

Councilman Moore asked about delivery time and distribution. He also wanted to know what budget year they would come out of.

Mr. Steese commented that it is going to be border line, some could be in next year's budget and some in this year's budget. The trucks will be ready to go when the cans arrive.

Councilman Garrison asked about Local Option Sales Tax (LOST) and if it continues as projected what will the additional funds be used for?

Mr. Steese said it could be used for many different things.

Councilman Garrison inquired if it could be used for the additional employees that departments asked for.

Mr. Steese said that is in the budget for FY 21/22. He hopes to make some projections on the budget in a couple of months.

Councilman Garrison asked about the budget debt to revenue ratio?

Mr. Steese stated that we are in line with what the MASC recommends.

Councilman Robinson asked about the revised cost for the roll carts and wanted to know the final cost.

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Mr. Steese stated that at this point the shipping cost is unknown therefore, the total could vary.

Mayor Womack stated that during the budget retreat the cost was estimated at \$857,000. Mr. Steese added that it included carts and trucks.

Councilman Robinson asked what the total cost to implement system would be. Mr. Steese responded that it was up to council on how much they approve.

Councilman Robinson addressed the Mayor by stating that he was opposed to the trash cans in the last quarter of the fiscal year. He is concerned that we are rushing into this. The total cost is not worth it.

Councilman Dykes stated that he respects Councilman Robinson's opinion. He is comfortable that Mr. Steese watches the money really closely. This is a jump start on the trash collection system. We want it to happen.

There was no further discussion. Councilman Moore called for the question and the motion passes 6-1 with Councilman Robinson voting no.

Resolution 2021-11 authorizing a lease/purchase agreement, series 2021 in the principal amount of not exceeding \$625,000 relating to the financing of public works equipment to be used for municipal purposes; authorizing the execution and delivery of various documents including the lease agreement; and other matters relating thereto.

Councilman Moore made the motion to approve with a second from Councilwoman Webb.

Mr. Steese went over the financing process.

This approves the financing for the trash cans. We advertised the lease purchase for financing. It includes a 2022 International Dump Truck, a forklift, 10,000 trash cans, and any fees. BB&T had the best rate of 1.58%. This was reviewed with the bond attorney and closing is estimated to be around April 30<sup>th</sup>. The repayment will start after March 1, 2022.

Councilman Robinson asked if this will show up as a liability on this year's budget.

Mr. Steese said it will show as a debit this year with payment in the next FY.

There was no further discussion. Councilman Garrison called for the question and the motion passed 6-1 with Councilman Robinson voting no.

Resolution No. 2021-12: to approve the purchase and installation of 10,000 trash cans from Schafer Systems International. Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Mr. Steese gave a brief overview. He thanked the public works staff for all of their research. They met with several cities that use trash cans to get their feedback. They asked about warranties, durability, and services they receive from the providers. We received pricing from three companies Otto, Toter, and Schafer. Schafer does

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the RFID system. They delivery and set up. The cost is estimated at \$528,015.30. The cans will have a 10-year warranty. Staff recommends to award to Schafer. The budget reflects \$535,000 since shipping is an estimate.

Councilman Moore if there would be any reoccurring cost? He also inquired about the lifetime of the cans.

Justin Durrell commented they could last up to 15 years.

Mr. Steese commented that \$20,000 has been added to next year's budget for any replacements.

Councilwoman Webb stated that some homeowners may want more than one can. That is why we ordered more than needed.

Councilman Dykes added that with our additional population growth more will be needed.

Councilman Moore asked if we knew what the cost per can was?

Justin Durrell said about \$45.

Councilman Moore asked how will homeowners pay for additional cans.

Mr. Steese said it would be like the alarm fees, we will charge by the year for additional carts.

Councilman Robinson asked if trash will continue to be bagged. He also wanted to know if grass clippings could be put in the cans.

Mr. Steese said that guidelines will go out with the cans and trash will have to be bagged. Grass clippings could make the weight of the cans too heavy for the tippers. If that happens the can will not be dumped.

There was no further discussion. Councilman Moore called for the question and the motion passed 6-1 with Councilman Robinson voting no.

Budget Presentation (Handout attached)

Last year we were very conservative with the budget due to COVID. Sales Tax estimated to go up 10%. License and permits are estimated to go up about 10%. The sale of fixed assets if Council decides to sell the Esther Drive house. We could make money on the sale because of the housing market right now.

LOST discount multiplier increased from .1606 to .1687 for 2020 tax bill that will be received in 21/22 FY.

We were supposed to get 5% back from the state for the aid to subdivision. This is based on the 2020 census results to determine if our money will increase.

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Growth and development: Construction total of \$318,496,000 over the last 8 years or \$39,812,000 year of development. At 4% this would equal \$275,000 in new property tax. It takes 18-24 months to recognize any revenue from new construction.

Based on what is on the books for construction we could see about 6000 population increase.

Councilman Robinson stated that he would like to be informed when the planning commission is meeting.

General fund revenue

Expecting our business license, permits, and franchise fees to hold steady from the past couple of years. We are watching to see how any Covid closures in 2020 may affect renewals and if pricing may slow building. We have seen our insurance business license revenue increase along with new construction.

We have also seen business license revenue increase with growth and steady a economy. Increases in school patrol salaries and fire protection fees are based on services contracts. The capital lease proceeds have \$560,000 for the Public Works equipment to include side loading trash truck and 2 pull behind leaf vacuums. We have had very bad luck with leaf trucks. The pull behinds do a better job with less maintenance cost.

Councilman Dykes asked how a pull behind will affect man power. Eddie Fortner commented that during peak times we would have to have extra help.

Councilman Moore asked if you have to disconnect the trailer of the pull behind every time you dump. Eddie Fortner said it does not have to be disconnected it is self-contained.

Mr. Steese explained that part of the issue with the truck is grass clippings. It is the reason the two trucks that we have caught fire.

Councilman Robinson asked if a decision had been made to stop picking up grass clippings. Mr. Steese said that is up to council.

Councilman Dykes asked for a decision to be put on hold until we look at all the options.

Mayor Womack commented that there are a couple of problems. Commercial landscapers are leaving grass clippings for us to pick up and the wear and tear on the trucks. We have been having conversations about a drop off location for grass clippings.

Councilman Moore asked if we would charge commercial landscapers.

Mayor Womack said there would be no charge.

Councilwoman Webb stated that developers are landscaping with sod and Bermuda grass is causing a problem.

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Councilman Dykes said a decision will come very soon.

Councilman Robinson wanted to know if council will vote on this.

Mayor Womack said that the Public Works committee will bring a recommendation to council.

A 1.5 mills increase in property tax is suggested. We are currently at 62 mills this would increase to 63.5 mills. We currently charge a \$30 Stormwater fee. With the LOST multiplier homeowners should see a small decrease in property taxes.

Compared to other towns in Pickens County millage rates are Central 73, Clemson 78.8, Norris 70.8, Liberty 85.2, Pickens 78.3

Councilman Robinson asked "what is the max we can increase?"

Mr. Steese said between 1.5% and 2%. We have not received our population rate from the state.

Personnel: It is recommended a 2% COLA raise for employees with a 1% Christmas bonus with a max of \$500. Retirement rate stays the same for employees. The City picks up an additional 1% retirement.

FY 21/22 recommends to continue with the part-time temporary help for the cemetery and parks and recreation. Parks and Recreation will have \$55,000 in funding that will help when they need it the most. Four additional positions were included in the budget, two for Public Works, one for Parks and Recreation, and one additional firefighter.

Expenditures: You have presented with a balanced budget. There are some increases in general government. Increases in debt payment to reflect FY 20/21 financing, increase in retiree insurance, and increase in IT services.

Changes in Finance and Planning and Development are from the relocation of personnel. The increase in Public Works is related to the purchase of truck, two vacuum pull behinds and one new position.

Capital Expenditures: Christmas Lights \$25,000, IT equipment \$30,000, Fire Exhaust Venting at Station 5-4 \$25,000, Fire turn out gear/hose replacement \$90,000, Public Works trash truck \$330,000, Public Works Dump Truck \$230,000, Planning and Development demo \$20,000. The houses that we have torn down so far have been paid for by homeowners. Items not included in proposed budget, SWAT gear for the police department \$50,000. Money for this was found somewhere else. Fire Department security upgrades \$25,000.

General Fund Debt Service: Our debt is within proportion to our growth. It is proposed to purchase a type 3 fire engine. This is the truck that Chief Littleton asked for at the retreat. If it is purchased July 1st it will not show up until the next budget year, they are on about a 18 month delivery time. We are trying to get assistance from Pickens County to help pay for this.

Councilwoman Webb stated that we have been able to do some refinancing of bonds to reduce the interest. She appreciated the Mayor and Mr. Steese working on those refinances.

Special Revenue Funds: We are expecting an increase in hospitality funds. It helps when Clemson athletics are on a full schedule. We have not had a city event in over a year except the Christmas event. We hope that events will go back to normal this year.

The road fee was created in 19/20 budget for the money we receive from the county for road maintenance. Council could discuss a new road fee.

We are anticipating an increase in accommodations tax.

Enterprise Debt Funds: TIF funds look to be a little over \$211,000. This extra money can be used to do some extra projects in the downtown.

Hospitality / Recreation Fund: These are still conservative figures. We still don't know how COVID is going to affect. We are anticipating Fall and Spring athletics in the revenues. Assuming we will see participant levels returning to pre-pandemic numbers. Proposing that events be returned to Parks and Recreation with the tournaments and events being handled by multiple staff members. Budgeting \$135,000 for City events. The debt issuance in FY 18/19 absorbed the two outstanding debts for the construction and extension of the Doodle Trail. The Debt Service for the Hospitality Fund was reduced by \$70,000 per year when we refinanced the debt in 2021. Funds are going to pay for half of the Operations and Maintenance Facility that will house all parks maintenance staff and equipment.

State Accommodations Tax Funds: Assuming a minor decrease based on revenues for the year. We saw a decrease due to COVID-19 and new hotels in Powdersville, Clemson and Greenville. We are currently on pace for \$50,000 to \$55,000 this year. This will impact our budget slightly but it will impact our funded nonprofits.

Local Accommodations Tax Funds: Assuming a minor decrease based on revenues for the year. This budget is used to market our athletic tournaments, events, and the City in general. We will see an increase in marketing in FY 21/22 as we begin events again and market for tourism as a whole.

Road Maintenance Funds: This money comes from the road fee collected by the county and distributed to the cities by formula. Council recently awarded major paving projects for 2021. Budget recommends the implementation of a road fee to go on all vehicle tax bills in the city. Almost 20000 vehicles are registered in the city. Recommending a \$10 fee for FY 21/22. The schedule for implementation is currently unknown. Therefore, the revenue is not reflected as it would require council approval and time to implement.

Councilwoman Webb commented "if we are able to implement the development impact fee that would give us some more for us to put into road improvements."

Mr. Steese stated that most of our roads are interior neighborhood roads. The ones that need the most work completed are the state roads

Councilman Moore asked if other cities have this tax?

Mr. Steese said he had researched and other cities have this tax.

Councilman Robinson asked if it would show up on this year's tax bill.

Mr. Steese said that vehicle taxes come out monthly so it would take time to implement.

Councilman Dykes thought it would be worth investigating. We have 120 miles of roads in the city we are responsible for. The money from the county does not go very far.

We have to make an attempt to improve our infrastructure.

Councilwoman Webb stated that the 50-year re-pavement cycle the county is on is not acceptable.

TIF Debt Funds: This fund increases each year. This is the fourth year of the new ten-year extension of the downtown TIF. We have completed almost all of the projects in the TIF District. We are looking at some projects for downtown. Hanging pots on the lamppost and some improvements at the gazebo.

Enterprise Funds-Stormwater: The fee will remain at \$30.00. \$120,000 was transferred to the General Fund to offset the cost of the stormwater director and portion of other that assist in maintenance of the city's system. \$165,000 is included for stormwater repairs and improvements. \$176,000 in contingency/reserve funds that can be used on emergency projects. \$2,500 is included for DHEC fees. The staff is working on numerous projects from \$790,000 bond issued in 2021.

American Rescue Plan Funds:

By the middle of May, the State should receive money from the Federal Government that is to be distributed to cities. The State has 30 days to get the money to the cities. We should receive an estimate of \$7,989,377.86. The amount of funds received will not be final until published by the Treasury.

Things the money can be used for: Negative impact to our budget. Accommodations and Hospitality tax decreased, we didn't get that revenue. There was no court so that revenue was lost. We could recoup the rent we lost for West End Hall. Workers performing essential work during COVID. Provide government services to the extent of reduction in revenue due to the COVID. Still waiting on guidelines for what this money can be used for. Reports will be made to the Treasury Department with a detailed accounting of how the funds were used. We have until 12/31/2024 to use the money. All funds will require justification for expenditure transfer.

Councilman Robinson asked who decides on how the funds are spent.

Mr. Steese said it could be the finance committee, the Mayor could appoint a committee. There could be a monthly report to council. Will leave that up to council on how involved you want to be in those decisions.

Councilman Robinson commented that there are a lot of unknowns with this and a lot of work involved.

Councilman Garrison thanked Mr. Steese and department heads for their hard work putting the budget together.

Councilman Dykes stated that the budget was well put together and the effort shows.

Mr. Steese said that first reading for the budget will be in May.

Councilwoman Webb told Mr. Steese she appreciated him being conservative with the budget last year and again this year again.

There was no further discussion.

Councilman Garrison made a motion to go into executive session with a second from Councilwoman Webb. The motion passed 7-0.

Councilman Garrison made the motion to come out of executive session with a second from Councilwoman Webb. No action being taken.

Councilwoman Webb made the motion to adjourn at 8:05 p.m.

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Butch Womack, Mayor

ATTEST:

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Lisa S. Chapman, CMC  
City Clerk