



-THE CITY OF-
EASLEY
SOUTH CAROLINA

**CITY COUNCIL
WORK SESSION**

March 8, 2021

5PM

Due to COVID-19 and social distancing our meeting is closed the public in order to control the size of the gathering.

Please use the following method to view the live stream of the meeting:

Please join my meeting from your computer, tablet or smartphone.

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United States: [+1 \(408\) 650-3123](tel:+14086503123) Access Code: 158-123-037

1. CALL TO ORDER – Mayor Womack
2. COUNCIL DISCUSSION
 - a. Face Covering Ordinance Update
3. AGENDA ITEM PRESENTATIONS
 - a. Annexation of Properties on Rock Springs Road
 - b. Rezone Property at Crestview Road and Sheffield Road to FRD
 - c. Rezone Property on Burdine Drive to OI
 - d. Honorary Naming of North A Street for John T. Simpson
 - e. Certification of Properties for Abandoned Building Revitalization Act
 - f. Conveyance of Walnut Hill Right-of-ways
 - g. Reappointment of Municipal Judge
 - h. Awarding of Stormwater and Road Surfacing
4. PROJECT UPDATES FROM STAFF
 - a. Operation & Maintenance/Fire Station Construction
 - b. FY 21-22 Budget Calendar
 - c. Any Updates from Departments
5. Any Other Items brought by Council



-THE CITY OF-
EASLEY
SOUTH CAROLINA

**CITY COUNCIL
REGULAR AGENDA**

March 8, 2021

7PM

City of Easley City Council Meeting
March 8, 2021 7:00 p.m.

Please use the following methods to attend the Meeting:

Virtual Meeting Viewing:

Please join my meeting from your computer, tablet or smartphone.

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United States: [+1 \(408\) 650-3123](tel:+14086503123) Access Code: 110-455-637

****Please note that anyone calling or viewing virtually is asked
to mute yourself and do not share your camera****

1. CALL TO ORDER – Mayor Womack

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES AS WRITTEN

5. REPORT FROM COUNCIL MEMBERS

6. REPORT FROM CITY ADMINISTRATOR

7. CITIZENS WISHING TO ADDRESS CITY COUNCIL

**Citizens wishing to address Council are requested to email their comments to
LChapman@cityofeasley.com or leave a voice mail at 864-307-0051 before
5:00 p.m. on the day of the meeting (March 8th). All comments will be shared
with all Councilmembers prior to the start of the meeting.**

8. UNFINISHED BUSINESS: Ordinance Second Reading:

A. Ordinance No. 2021-01: 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 5038-06-49-5574 and 5038-06-49-1499 and to provide a zoning designation of GR2.

B. Ordinance No. 2021-02: To authorize the conveyance of right-of-way extending beyond the end of the pavement on Walnut Hill Drive by quitclaim deed to Companion Associates Incorporated and Companion Foundation Incorporated.

9. NEW BUSINESS: First Reading of Ordinances:

205 NORTH FIRST STREET EASLEY, SOUTH CAROLINA 29640
864-855-7900 WWW.CITYOFEASLEY.COM



-THE CITY OF-
EASLEY
SOUTH CAROLINA

**CITY COUNCIL
REGULAR AGENDA**

March 8, 2021

7PM

- A. 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.
- B. 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.
- C. Ordinance No. 2021-05: To rezone approximately 15.01 acres of real property located at on the Northside of Burdine Drive, Easley, SC 29640 from R7.5 to OI (Office and Institutional) being shown as tax map number 5110-20-81-1602.

10. NEW RESOLUTIONS:

- A. Resolution No. 2021-02: supporting the South Carolina House of Representatives and Senate action to honorary name North A Street for John T. Simpson.
- B. Resolution No. 2021-03: to amend the Certification of Property located at 105 Stewart Drive (tax map number 5029-15-53-1854), Easley, in Pickens County, South Carolina as abandoned building sites pursuant to the South Carolina Abandoned Buildings Revitalization Act.
- C. Resolution No. 2021-04: certifying property located at 200 East 1st Street (tax map number 5019-16-93-6699), Easley, in Pickens County, South Carolina as abandoned building sites pursuant to the South Carolina Abandoned Buildings Revitalization Act.
- D. Resolution No. 2021-05: to award the invitation for bids to complete multiple stormwater repair projects throughout the City of Easley.
- E. Resolution No. 2021-06: to award the invitation for bids to complete multiple road maintenance and resurfacing projects throughout the City of Easley.
- F. Resolution No. 2021-07: to reappoint James E. Sterling to a two-year term as Associate Municipal Judge for the City of Easley.

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.

WHEREAS, the current Flood Plain Ordinance was adopted in 2007; and

WHEREAS, the purpose of this ordinance to protect human life and health, minimize property damage, and encourage appropriate construction practices to minimize public and private losses due to flood conditions.

WHEREAS, the purpose of this addition is to determine whether proposed building sites will be reasonably safe from flooding.

WHEREAS, Section D of Chapter 152.04 should show the most recent date of the FEMA Flood Insurance Study as December 21, 2017.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, to amend the South Carolina Flood Damage Prevention Ordinance of the Easley Code of Ordinances as outlined below:

- 1) To add #12 to Chapter 152.30 to say: this addition is to determine whether proposed building sites will be reasonably safe from flooding.
- 2) To correct the date of the FEMA Flood Insurance Study to December 21, 2017.

First Reading: March 8, 2021

Second Reading: April 12, 2021

Mayor

Attest:

City Clerk

AN ORDINANCE

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.

WHEREAS, J. Scott Seagraves has applied to the City Planning Commission and City Council to rezone a piece of property located at the corner of Crestview Road and Sheffield Road.

WHEREAS, the City Planning Commission pursuant to public notice held a public hearing on February 15, 2021, to consider the proposed rezoning, and the Commission approved the proposed zoning designation of FRD; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, that the parcel of property currently titled in the name of PWJ, LP known as Tax Map Number 5038-14-44-6156 and located at the corner of Crestview Road and Sheffield Road be rezoned from NCD to FRD.

The attached plat shown as Exhibit A, prepared by the City of Easley Building Official's Department, is incorporated by reference for purposes of identifying the location of the property. This Ordinance shall be effective upon second and final reading by City Council.

First Reading: March 8, 2021

Second Reading: April 12, 2021

Mayor

Attest:

City Clerk

AN ORDINANCE

To rezone approximately 15.01 acres of real property located at on the Northside of Burdine Drive, Easley, SC 29640 from R7.5 to OI (Office and Institutional) being shown as tax map number 5110-20-81-1602.

WHEREAS, Divine Trinity, House of Hope, Inc. Rick Merritt, has applied to the City Planning Commission and City Council to rezone a piece of property located on the Northside of Burdine Drive, Easley, SC 29640.

WHEREAS, the City Planning Commission pursuant to public notice held a public hearing on February 15, 2021, to consider the proposed rezoning, and the Commission did not approve the proposed zoning designation of OI; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, that the parcel of property currently titled in the name of Artistic Builders Inc. known as Tax Map Number 5110-20-81-1602 and located on the Northside of Burdine Drive, Easley, SC 29640 shall be rezoned from R7.5 to OI.

The attached plat shown as Exhibit A, prepared by the City of Easley Building Official's Department, is incorporated by reference for purposes of identifying the location of the property. This Ordinance shall be effective upon second and final reading by City Council.

First Reading: March 8, 2021

Second Reading: April 12, 2021

Mayor

Attest:

City Clerk

RESOLUTION NO: 2021-02

A RESOLUTION SUPPORTING THE SOUTH CAROLINA HOUSE OF REPRESENTATIVES AND SENATE ACTION TO HONORARY NAME NORTH A STREET FOR JOHN T. SIMPSON

WHEREAS, Mr. Simpson was born in 1867 and served as a distinguished educator and was respectfully referred to as Professor Simpson until his death December 17, 1939; and

WHEREAS, the Easley Colored School was founded in 1900 with 107 students in a one-room school house; and

WHEREAS, John T. Simpson started as principal of the Easley Colored school in 1927 and worked to expand the school to five rooms and four addition teachers between 1927 and his death in 1939; and

WHEREAS, the school was re-named the Clearview Colored School in 1955, and the Elementary Department was known as the Simpson Elementary School, and served as the only accredited segregation-era African American school in Pickens County until segregation ended in 1969, and

WHEREAS, in 1970, the Clearview Colored School was renamed the Simpson Academy in honor of John T. Simpson and continued to serve the community until around 2011 when it was closed, and

WHEREAS, the City Council of Easley recognizes the impact that John T. Simpson had on his students and the community, and that his service and place in Easley's history should be recognized in the honorary naming of North A Street on his behalf.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council supports the honorary naming of North A Street for John T Simpson and supports the South Carolina House of Representatives, Senate, and Department of Transportation efforts to proceed with this action.

ADOPTED this 8th day of March 2021.

Mayor

ATTEST

City Clerk

TO AMEND THE CERTIFICATION OF PROPERTY LOCATED AT 105 STEWART DRIVE (TAX MAP NUMBER 5029-15-53-1854), EASLEY, IN PICKENS COUNTY, SOUTH CAROLINA AS ABANDONED BUILDING SITES PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina;

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building site is eligible for a credit against certain state income taxes, corporate license fees or insurance premium taxes;

WHEREAS, the City Council of Easley, South Carolina (the “City Council”) adopted Resolution 2020-12 dated June 9, 2020 (the “Original Resolution”), a copy of which is attached hereto as Exhibit A, relating to certain real property located at 105 Stewart Drive bearing Pickens County Tax Map Parcel Number 5029-15-53-1854 as more particularly described in the Original Resolution (the “Property”), which has been acquired by Gettys Middle Holdings, LLC (“Company”);

WHEREAS, based upon Company’s site plan for the redevelopment of the Property at the time the Original Resolution was adopted by the City Council, the Original Resolution certified that each of fourteen separate units or sites in seven separate buildings, with each building having two separate units, each unit or site being a portion of the Property (each a “Unit” and, collectively, the “Units”) constitutes an abandoned building site as defined by Section 12-67-120(1) of the Act;

WHEREAS, since the adoption of the Original Resolution, Company has had to modify its site plan for redevelopment of the Property and such site plan has been submitted and approved by the Planning and Development Department for the City of Easley, which site plan involves the development of twenty-two separate Units on the Property as more particularly described in Exhibit B attached hereto (the “Site Plan”); and

WHEREAS, Company has requested that the City certify that each of the twenty-two Units as described in the Site Plan is an eligible abandoned building site as defined by the Act.

NOW THEREFORE, BE IT RESOLVED by the City Council of Easley, South Carolina as follows:

Section 1. Certification. Based solely on information provided to the City by Company and solely for the purposes of Section 12-67-160(A), the City hereby certifies the following: (i) each of the Units constitutes an abandoned building site as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 2. No Representations or Warranties. This Resolution regards only the certification of the Units pursuant to Section 12-67-160(A) of the Act, and such certification is based solely on the representations provided to the City by Company. The City makes no

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representations, warranties, findings or determinations regarding any other matters, including the eligibility of Company for any credit authorized pursuant to the Act, the eligible portions of the Units, the Property's fitness for a particular purpose or any zoning, permitting, or licensing matters.

Section 3. *Savings Clause.* Should any part, provision, or term of this Resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Resolution or any part, provision or term thereof, all of which is hereby deemed separable.

Section 4. *General Repealer.* All prior ordinances, orders, resolutions, or any parts thereof, in conflict with this Resolution are, only to the extent of that conflict, repealed.

Section 5. *Effectiveness.* This Resolution is effective after its adoption.

THE WITHIN RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

First Reading: March 8, 20201

BUTCH WOMACK, MAYOR

ATTEST:

Lisa S. Chapman, CMC
City Clerk

EXHIBIT A
Original Resolution

See attached.

EXHIBIT B

Site Plan

See attached.

CERTIFYING PROPERTY LOCATED AT 200 EAST 1ST STREET (TAX MAP NUMBER 5019-16-93-6699), EASLEY, IN PICKENS COUNTY, SOUTH CAROLINA AS ABANDONED BUILDING SITES PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina;

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building site is eligible for a credit against certain state income taxes, corporate license fees or insurance premium taxes;

WHEREAS, DVP of Easley, LLC, a South Carolina limited liability company (“Company”), has purchased certain real property located at 200 East 1st Street in Easley, South Carolina as more particularly described on the attached Exhibit A (the “Property”) and intends to incur rehabilitation expenses associated with the Property; and

WHEREAS, Company desires to rehabilitate the Property which is located within the city limits of Easley; and

WHEREAS, Company has requested that the City certify that the Property is an eligible abandoned building site as defined by the Act.

NOW THEREFORE, BE IT RESOLVED by the City Council of Easley, South Carolina as follows:

Section 1. Certification. Based solely on information provided to the City by Company and solely for the purposes of Section 12-67-160(A), the City hereby certifies the following: (i) the Property constitutes an abandoned building site as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 2. No Representations or Warranties. This Resolution regards only the certification of the Property pursuant to Section 12-67-160(A) of the Act, and such certification is based solely on the representations provided to the City by Company. The City makes no representations, warranties, findings or determinations regarding any other matters, including the eligibility of Company for any credit authorized pursuant to the Act, the eligible portions of the Units, the Property’s fitness for a particular purpose or any zoning, permitting, or licensing matters.

Section 3. Savings Clause. Should any part, provision, or term of this Resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Resolution or any part, provision or term thereof, all of which is hereby deemed separable.

Section 4. General Repealer. All prior ordinances, orders, resolutions, or any parts thereof, in conflict with this Resolution are, only to the extent of that conflict, repealed.

Section 5. *Effectiveness.* This Resolution is effective after its adoption.

THE WITHIN RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

First Reading: March 8, 2021

BUTCH WOMACK, MAYOR

ATTEST:

Lisa S. Chapman, CMC
City Clerk

EXHIBIT A

Description of Property

All that certain piece, parcel or lot of real property with improvements located at the intersection of East First Street (66' R/W) and Russell Street (50' R/W) in the City of Easley, County of Pickens, State of South Carolina comprised of approximately 1.710 acres (74,503 sq. ft.) designated as Parcel "A" on the Subdivision Plat for Alice Manufacturing Co., Inc. prepared by Freeland & Associates, Inc. which is recorded in Plat Book 611, Page 334, Pickens County Register of Deeds. Said Plat, which is incorporated herein by reference, sets forth a metes and bounds description of said Parcel "A".

TMS #5019-16-93-6699 (Part)

A RESOLUTION TO AWARD THE INVITATION FOR BIDS TO COMPLETE MULTIPLE STORMWATER REPAIR PROJECTS THROUGHOUT THE CITY OF EASLEY.

WHEREAS, the City of Easley has indentified numerous stormwater projects to be completed and Council approved a Stormwater Bond for \$790,000 to complete these projects; and

WHEREAS, The City issued an Invitation for Bids (IFB) that included seventeen (17) projects throughout the City and had five (5) contractors submit proposals; and

WHEREAS, The City desires to award to the lowest responsive and responsible bidder for each individual project or grouping of projects; and

WHEREAS, staff will review all price submittals prior to award to ensure accuracy and recommends that the following contractors be approved by Council for staff to award individual projects to:

- Buck Outdoors, LLC
- KMI of Easley, LLC
- L-J, Inc.
- Yardmender Etc, Inc.
- Howard Contractors, Inc.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA: that the City of Easley City Council approves staff to award to the above listed contractors and authorizes the City Administrator, in consultation with the City Attorney, to execute an agreement per their proposals and stipulations stated during procurement to not exceed the bnd funds and annual project funds budget in FY 20-21 and FY 21-22.

First Reading: _____

Mayor

Attest:

City Clerk

A RESOLUTION TO AWARD THE INVITATION FOR BIDS TO COMPLETE MULTIPLE ROAD MAINTENANCE AND RESURFACING PROJECTS THROUGHOUT THE CITY OF EASLEY.

WHEREAS, the City of Easley has indentified numerous road repair and resurfacing projects to be completed using road maintenance funds; and

WHEREAS, The City issued an Invitation for Bids (IFB) that included twenty-nine (29) potential roads throughout the City and had five (5) contractors submit proposals; and

WHEREAS, The City desires to award to the lowest responsive and responsible bidder for each individual project or grouping of projects; and

WHEREAS, The City desires to award individual project or grouping of projects to multiple contrators to expedite work and compare quality of work; and

WHEREAS, staff will review all price submittals prior to award to ensure accuracy and recommends that the following contractors be approved by Council for staff to award projects to based on them being the three overall lowest costs and lowest within each grouping of projects:

- Veneksy Asphalt
- King Asphalt
- Pickens Construction

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA: that the City of Easley City Council approves staff to award to the above listed contractors and authorizes the City Administrator, in consultation with the City Attorney, to execute an agreement per their proposals and stipulations stated during procurement to not exceed funds currently in the Road Maintenance Fund and received through 2021.

First Reading: _____

Mayor

Attest:

City Clerk

A RESOLUTION TO REAPPOINT JAMES E. STERLING TO A TWO-YEAR TERM AS ASSOCIATE MUNICIPAL JUDGE FOR THE CITY OF EASLEY

WHEREAS, James E. Sterling has worked in South Carolina as a licensed attorney since 2009 with litigation, civil, and probate experience in private practice; and

WHEREAS, James E. Sterling has expressed interest and agreed to fill the role of Associate Municipal Judge for the City of Easley and has served as a Municipal Judge for the City since April 2019; and

WHEREAS, the Mayor and City Council of Easley appoint all Municipal Judges to a two-year appointment.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA that James E. Sterling is reappointed to a two-year term as Chief Municipal Judge to expire April 2, 2023.

ADOPTED this 8th day of March 2021.

Mayor

Attest:

City Clerk