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City of Easley

Work Session

August 11, 2025

1. **CALL TO ORDER:**

Mayor Lisa Talbert called the meeting to order at 5:00pm. All members were present.

FY24 Financial Audit presentation was given by Ken Meadows with Greene, Finney, Cauley, LLP. Ken Meadows with Greene, Finney, Cauley, LLP, gave a financial audit presentation for FY23-24. Mr. Meadows explained that the City had a healthy fund balance at the end of FY24.

**2. AGENDA ITEMS:**

1. First reading of Ordinance 2025-07 to rezone approximately 0.844 acres of real property located at 715 N. A Street from Neighborhood Commercial to Residential 7.5 zoning. Councilman Justin Alexander asked for the rationale to rezone to R-7.5 and Mario DiPietro stated that the owner was not successful in selling the property at NC so is asking to rezone to R-7.5. Councilman Jim Robinson asked if his math was correct in that four lots would be permissible and was told that he was correct and that the zoning would allow up to four lots on the property.
2. First reading of Ordinance 2025-08 to adopt a revised business license ordinance in accordance with the Business License Standardization Act. Councilman Justin Alexander asked for the estimated revenue collected in 8.5 and 8.6 and was told that it was one of the smaller classes, but an exact amount is not known off the top.
3. First reading of Ordinance 2025-09 authorizing the conveyance of an easement across the Doodle Trail. Councilman Jim Robinson asked if the existing driveway is at 310 Fern Street and was told that it is.
4. First reading of Ordinance 2025-10 authorizing the conveyance of a right-of-way maintenance agreement with Doodle Trail Properties. Tom Couch explained that the maintenance agreement requested is to provide maintenance and landscaping to the city’s existing easement. Councilman Justin Alexander asked the City Attorney if he sees any drawbacks and Mr. Hughes said he added language for the city to be held harmless and that there was no pushback with the additions.
5. Reading of Resolution 2025-13 to accept certain roads from Meadow Ridge Homeowners Association into the City of Easley roads network. Councilman Tom O’Shields stated that the subdivision has been completed for some time and asked if it meets city standards and was told that

it does. Councilwoman Denise Davidson stated that she has spoken with a couple of HOA presidents in there that had concerns about the subdivision not having sidewalks or two entrances and that unfortunately she cannot speak to why the zoning regulations were not followed. Councilman Justin Alexander asked if Wildflower could be required to continue onto Meadow Ridge as a stipulation of acceptance and Mario DiPietro stated that it wasn’t allowed by SCDOT due to low visibility.

**3. PROJECT UPDATES:**

Mario DiPietro gave updates to the proposed UDO and stated that the final draft would be available in the mailboxes and on the website the next day.

Councilwoman Denise Davidson made a motion to enter Executive Session to receive legal advice pertaining to FOIA compliance (Section 30-4-70(a)(2)) and contractual issues involving public safety communications and technology (Section 30-4-70(a)(2)) at 5:48pm, seconded by Councilman Tom O’Shields.(Section 30-4-70 (a)(2).All members were in favor.Councilman Jim Robinson made a motion to exit Executive Session, seconded by Councilman Tom O’Shields at 6:36pm. All members were in favor. No actions or votes were taken while in Executive Session.

With no other business, Councilman Tom O’Shields made a motion to adjourn, seconded by Councilman David Jones. The meeting concluded at 6:37pm.

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Mayor Lisa Talbert

ATTEST:

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Jennifer Bradley, City Clerk