



**Work Session Minutes
Landrum City Council
Tuesday, April 11, 2023**

IN ACCORDANCE WITH THE SOUTH CAROLINA CODE OF LAWS, SECTION 30-4-80, THE TIME, DATE AND LOCATION OF THE MEETING WAS POSTED AT CITY HALL, ON THE CITY WEBSITE AND THE CITY FACEBOOK PAGE, THE MEDIA WAS DULY NOTIFIED.

Meeting started at 5:26 p.m.

Members present, Mayor Bob Briggs, Council Members, Johnny Carruth, Billy Inman, Shannon Dotson, Joyce Whiteside and Tammy Cox.

Members absent: none.

1. Continued Discussion of Proposed Fairwinds Park Land Acquisition.

City Administrator Rich Caplan stated that a group recently walked the Fairwinds property, persons attending the walk through of property were himself, Mayor Robert Briggs, property owner Jay Boatwright, a representative from Upstate Forever, Richard Carr and Blake Sanders who had been engaged to complete the master plan. A representative from the State Conservation fund. He was very enthusiastic about the land acquisition and the entire project. There are grant funds available at the state level to fund these types of projects. Upstate Forever will prepare the funding request and submit it on behalf of the city. Caplan also spoke with financial advisors First Tryon regarding the possibility of closing the loan this year, if the vote by the citizens at the November 6, 2023, election was favorable. If the vote was favorable on November sixth, then there would be an ordinance composed and the first reading would be in November and the second reading would be at the December meeting. It would be possible to close the loan on or before December 31, 2023. The possibility of connecting this park to the Palmetto Trail was also discussed. The Fairwinds property abuts a 6-acre parcel on Redland Road owned by Calvary Baptist Church which is on the Palmetto Trail. Caplan contacted the pastor of Calvary Baptist church about the possibility of the city purchasing a small portion of the Redland Road property for a connector trail and parking. The Pastor stated that he would talk to the church advisors and get back to him. Blake Sanders will compose a plan showing how the property on Redland will be used as a connector trail to the Fairwinds Park. Jon Woodsby, the Spartanburg County Parks and Recreation Director contacted Caplan to inform him that the county would be happy to participate in multiple ways.

a) Discussion of Appointment of Proposed Fairwinds Park Acquisition Citizens Committee

It is also recommended that the city enlist the help of citizens by forming a Fairwinds Park Citizens Committee. There are several area citizens who have already voiced their interest in serving on the committee. Marion Price, President of the Landrum Youth Sports Association submitted in writing the citizens willing to serve on the committee as follows: Daniel Prince, Brandon Hyder and Marion Price. Council Member Tammy Cox also volunteered to serve on the committee. Caplan proposes a meeting with the committee within the next couple of weeks.

2. Discussion of Residential Zoning Code Update.

The Council and Planning Commission held a joint meeting on Monday April 10, 2023, to go over the details of the revised Zoning Code. It was the consensus of the Planning Commission Board that the council adopt the proposed revised Zoning Ordinance as it is written with the R-1 minimum sq. ft. lot size. Council Member Shannon Dotson expressed his opposition to the R-1 minimum lot size requirement of 10,000 sq. ft. He still would like to use In-fill and a "special exceptions" section in the residential section of the ordinance to accommodate the problem of lots smaller than 20,000 sq. ft. It was discussed that the new trend in residential construction was smaller homes with smaller lots.

3. 2023 Farmers Market Update. The update was given by the Farmers Market Manager Lisa Gunter. That report is attached to these minutes. She also announced that the Farmers Market will host "Taste of the Market" on July 22, 2023, where local restaurants and products from local farmers will combine together for the event.

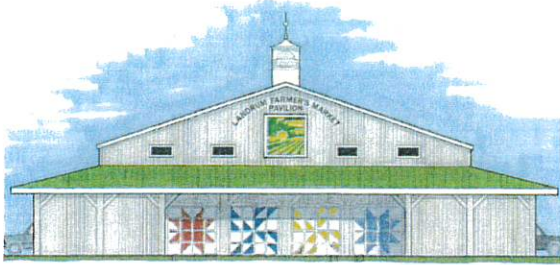
Adjourn to Regular Meeting: 6:15 p.m.

Rita H. Bruce, ABL

Attest: Rita H. Bruce, ABL

City Clerk / Treasurer

Approval Date: May 09, 2023



2023 LANDRUM FARMERS MARKET

The Landrum Farmers Market opened Saturday, April 1st for 2023 with fifty-five vendors and an outstanding attendance of customers in search of locally produced produce, baked goods, plants, flowers and crafts.

ADVISORY BOARD

Under the direction of the City Administrator and Volunteer Manager the Landrum Farmers Market Advisory Board has been established to administer and direct the present and future growth of the Market.

WEBSITE

To be included as a link within the City of Landrum webpage, interested persons will remain informed through the Market's website located at www.landrumfarmersmarket.com. Created and developed by a local Landrum graphics professional, Mallori Inman, the website contains upcoming events, a weekly Vendor Spotlight, Business Sponsor Spotlight and featured items available at the Market. Members of the Landrum City Council and all citizens are invited to check it out!

MARKETS DAYS

Regular Season Market –open April 1 thru October 28, 2023, 8:00 a.m.- 12:00 p.m.
Special Events including the Holiday Market & Craft Fair – November 4, 11, 18 & December 2, 9, and 16, 9:00 a.m.-1:00 p.m.

CRAFT FAIR@MARKET SQUARE

To meet an increasing demand for local craft vendors, the Landrum Farmers Market will sponsor and host a Craft Fair @ Market Square – April 15, May 20, June 17, July 15, August 19, and September 16. The craft fair will be in the field across from the Market Pavilion and is certain to bring an influx of visitors to Landrum businesses.

BUSINESS SPONSORS

An invitation to Landrum area merchants to connect to the Landrum Farmers Market as a "2023 Business Sponsor" received a successful response as thirty (30) Business Sponsors netted the Market a total of \$7,500.00. In return for their sponsorship of \$250.00 each, every Sponsor receives a...

- Placement of the Sponsor on a banner in the Market;
- Table at the market one Saturday during the market regular season;

- Feature on the Landrum Farmers Market social media – Facebook® & Instagram®;
- Feature on the Landrum Farmers Market website;
- Logo printed on 150 T-Shirts; and
- Logo printed on 150 Market Bags

2023 Business Sponsors of the Landrum Farmers Market

The Mailroom	Bob's Wood Smoked BBQ	P3 Consignments
Southside Smokehouse	Gateway Realty	Freehold Wealth Management
Inglenook & Co	C & P Crafts and Treats	Burn 31 Fitness
Stonebridge Farm	Landrum Veterinary Hospital	Pretty Please
Lee Law Offices	St. Luke's Hospital	Keystone Self Storage
Walker, Wallace & Emerson Realty	Comfab, Inc.	Nosh Farm & Bakery
Woodcreek Dental	Amy Lynne's	Geno's Crane Service
Landrum Eclectics	CBL State Savings Bank	Landrum Hardware
Edward Jones - Christopher Chestnut	Pro Physical Therapy	Lucy's Boutique
Petty Funeral Home	AgSouth Farm Credit	City of Landrum*
Susan Jackson - Keller Williams Realty	Mallori Made It*	
Polk County Community Foundation*		

*In kind donations

MARKET VENDORS

Initial inquiries went out to one hundred-eighty potential vendors via email after advertising on social media. Responses were received and applications submitted by nearly one hundred who met Market guidelines and were approved and certified as Market Vendors. Currently, a total of \$9,250.00 has been received from thirty-seven (37) Vendors who paid the \$250 fee to participate in the 2023 Market season.

LITTLE SPROUTS GARDEN CLUB

Under the leadership of local retired educator, JoAnn James – Assistant Market Manager, the Market is sponsoring the “Little Sprouts Garden Club” for children ages four and up to plant, maintain and harvest their crops from their garden plot adjacent to the Landrum Farmers Market. The “Little Sprouts” will meet every Saturday for 30 minutes to learn the life cycle of plants and how to plant and nurture the food they grow. Plans also include lessons from many of our vendors about good farming practices. At the present time, there are twenty-seven (27) Little Sprouts registered in the program. A parent or responsible adult must accompany the Little Sprouts for the lesson.

GRANTS

A request for a grant in the amount of \$4,578.31 was submitted March 28, to the Polk County Community Foundation to assist with funding the Little Sprouts Garden Club, music during market shopping, and “A Taste of the Market.” Awards for the grant are scheduled to be announced by July 1, 2023.

For the past several years, the Landrum Farmers Market has been awarded a grant from AgSouth Farm Credit Bank. Although the AgSouth grant program is delayed this year, the Market will apply and hopes to continue to receive these funds.

ACTIVITIES

The diverse activities at the Market on Saturday morning, continue to be a magnet to attract the local and area community in addition to visitors from the Upstate South Carolina, western North Carolina, and northeast Georgia.

The combination of the Landrum Farmers Market, a day of strolling, shopping and eating in downtown, culminating with the City's "Music at the Market" and you have a Saturday filled with pleasant memories of time and energy-including other assets connected to Landrum.

To encourage local restaurants to shop at the market, the Market is planning to host "A Taste of the Market" event including a fun evening of music and food featuring both local chefs and savory products from the Market.

The Market will continue to host bi-weekly activities for children to encourage attending the Landrum Farmers Market including coloring books, veggie bingo and Market scavenger hunts.

To advertise, market staff have provided several local restaurants with coloring books for kids that include the market address and dates and times.

STAFF

The Market is under the direct responsibility and operation of the Volunteer Manager, including the Assistant Manager, and two high school students. Primary duties of each include:

Manager (Volunteer) – Application & Certification of Vendors, coordinate with City Hall regarding business licenses, weekly space assignments, oversee Craft Fair@Market Square, updates to social network sites, collection and reconciliation of revenue, expense approval as needed, Market clean-up, provide support at Market table to answer questions and sell Market bags and T-shirts;

Assistant Manager (Paid Position) – Assists Manager with updates to social network sites, collection of revenue, provide support at Market table to answer questions and sell Market bags and T-shirts, Market clean-up, and responsibilities and coordination of educational, garden based children's activities including the development of scavenger hunts and coloring books and leading the Little Sprouts Garden Club;

High School Helpers (2) (Paid) – Open market for vendors, set-up market tables, assist vendors with unloading and setup, provide support at Market table to answer questions, sell Market bags and T-Shirts, assist with Little Sprouts Garden Club, and Market clean-up.

Market staff budget for 2023 is \$6,300.00.

**LANDRUM FARMERS MARKET REVENUE & EXPENSE
2023 ESTIMATE**

REVENUE				
Business Sponsorships	\$	7,500.00	30 @ \$250 *3 In-Kind: City of Landrum, Polk Cty Foundation, Mallori Made it	
City of Landrum Business Li	\$	3,675.00	105 @\$35 each	
Seasonal Fees	\$	9,250.00	37 vendors at \$250 for the season	
Weekly Fees - Pavilion	\$	11,250.00	25 vendors average @ \$15 per week for 30 weeks	
Craft Fair @ Market Square	\$	1,800.00	20 vendors average @ 15 per week for 6 Saturdays	
Grants	\$	4,500.00	(Polk County Foundation & AgSouth)	
TOTAL REVENUE		\$ 37,975.00		

EXPENSE				
Assistant Manager Stipend	\$	2,700.00	1 AM @ \$15 per hour for 6 hours per Sat for 30 weeks	
Helper Stipend	\$	3,600.00	2 Helpers @ \$10 per hour for 6 hours per Sat for 30 weeks	
Vendor T Shirts	\$	1,600.00	80 vendors @ \$20/shirt	
Kids Garden	\$	750.00		
Misc. Supplies	\$	500.00		
Banners	\$	500.00		
Website Development	\$	1,000.00		
Website Support	\$	300.00	\$75 hour x 4 hours	
Domain Registration	\$	50.00		
Website Hosting	\$	420.00	\$35 month * 12 months	
SC FM Association Member	\$	45.00		
TOTAL EXPENSE		\$ 11,465.00		

NET \$ 26,510.00