

**Budget public hearing and public hearing on hazard mitigation resolution were held beginning at 7:00 p.m. before council meeting. Trey showed a power point with some highlights of the budget and explained the purpose of the hazard mitigation resolution. Both will be considered in new business. Leo Joyce asked if there was a minimum balance on the budget. Trey explained that 25% of the operating budget must be held in a fund balance. The City has 53-55% right now. The public hearings were adjourned at 7:20 p.m.**

**MINUTES  
MAULDIN CITY COUNCIL  
MAY 18, 2015  
7:00 PM**

1. Call to order.- Mayor Raines
  - a. Invocation- Councilman Goodson
  - b. Pledge of Allegiance- Councilman Goodson
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations- Mauldin Chamber; ADA proclamation  
The Mayor read the ADA proclamation.

Pat Pomeroy from the Mauldin Chamber reported on the golf tournament held last week. A ribbon cutting will be held on Tuesday for a small business. Musical Innovations will hold a BAH on June 2<sup>nd</sup>. Several State representatives will be in attendance. The South Carolina Baptist Conference for Christian Education will bring 2500 people July 12-17<sup>th</sup> to the cultural center.

3. Reading and approval of minutes.- Council minutes April 27, 2015; May 4, 2015 special called; May 12, 2015 special called. Councilman Merritt made a motion to approve the April 27, 2015 minutes with Councilman Crosby seconding. The vote was unanimous (7-0). Councilman Matney made a motion to approve the May 4, 2015 minutes with Councilman Cook seconding. The vote was unanimous (7-0). Councilman Matney made a motion to approve the May 12, 2015 minutes with Councilman Merritt seconding. The vote was unanimous (7-0).
4. Public Comment.

Dean Kirkland: Do you remember when I came up here in February and banged on this? I am sorry about that. I didn't mean to come up here and make myself look like an idiot, but I was mad. If you had the police department come to your house 4 times and bully you, you would be mad too. Chief Turner is looking into an incident that happened 20 years ago.

Dean Kirkland: What is PEDC?

Mayor Raines: Planning and Economic Development Committee.

Dean Kirkland: Does that have anything to do with alcohol and the Boy Scouts?

Mayor Raines: Yes.

Dean Kirkland: Ok. I talked with Eric Black and he explained to me that the alcohol would be provided from a company in Anderson, SC. He said this alcohol is for adults. I said, I understand that... but, before I go further, my understanding, is it \$100,000 or \$1,000,000 liability policy. Do you know? I said, if one family loses or has something bad, if they run into someone under the influence of alcohol, how does that look? One sip leads to another. I know from personal experience. I know. I told him I don't know how alcohol has anything to do with boy scouts. Are we renting the building or is it for free?

Mayor Raines: Renting it.

Dean Kirkland: How much?

Mayor Raines: I have no idea.

Dean Kirkland: Someone should know.

Councilman Cook: We don't provide the insurance, I think. The boy scouts or whoever rents the building, they are responsible for the insurance.

Dean Kirkland: They have to be approved to use it by the city.

Trey Eubanks: Every time someone uses it, the renter has to show the City that they have \$1,000,000 coverage and the city is listed as an additional insured.

Dean Kirkland: We have tried to push this through twice. God blessed the City of Mauldin. We could put on our signs no alcohol in our parks. There is no chance of your children getting hurt because of that. People could move in and put their money into the City of Mauldin and pay taxes. I don't have to have alcohol to have a great day. I have seen too many lives destroyed because of it as a minister.

Mayor Raines: Mr. Kirkland, you still have two more items.

Dean Kirkland: What was the next one? Sewer agreement? Ok. No one knew about the monthly charge. Now it is up to \$60,000 and nothing has happened. That is all on that. What was next? Budget? Why did I put that? I may have written the wrong thing. With the money spent at the park, the fence, it took Trey a month to get with me. The police thing, it gives Mike a year to fix the fence. It is like Watergate, looks like nothing, but then it was a big thing. I gave a reasonable request to put the park property on the market, and you won't. I will be back on the last three minutes, if I live.

Tommy Shaluel: It is election year. I am one single voter. I need to know if I should vote for you or get someone else. What I would like to do is compare your performance to that of the last council four years ago. I am going to talk about the Sports Center, because you know that is my little pet peeve. Every one of you is responsible for the last for years with that, except for Mr. Merritt. The honeymoon is over after tonight. I am going to excuse you tonight. The 2010-11 council, membership revenue was \$450,000, this 2016 budget \$260,827. That is a decrease of 42%. It is going backwards. Total revenue for last council \$541,000, this council \$287,000. That is a 47% decline. General fund, last council \$186,000 robbed, this council robbed \$442,000, an increase of 137%. If that is not embarrassing, I don't know what is. Membership in 2015 was 3800, in 2016, 2175, that is a decrease of 42%. Where is the end?

I am a Senior Citizen, I am sure I get the cheapest membership, and that is \$26.00 a month. That is great. I am not complaining about that. I begrudge the math. \$26.00 times membership is \$56,000 x 12 comes up to \$678,000 in

revenue. You are forecasting \$260,000. That is a big discrepancy. This is simple math. Maybe you don't know how to do a budget.

Mayor Raines: Can you start wrapping it up?

Tommy Shaluel: I will take that as sit down. That's ok. Thank you for your time.

5. Report from City Administrator- Trey reported that Chief Sapp is leading the effort for an integrated Emergency Operations Plan internal to our City. We are improving coordination amongst the various departments who would respond. The plan will take a while to develop and we feel this will be very beneficial to the City. Staff will be undergoing NIMS training.

6. Reports from Standing Committees

a. Planning and Economic Development (Chairman Matney)

i. Reports and Communications from the Economic Developer- John reported on annexation. Talks are continuing and we are moving forward. Tax and fee estimates have been given to Cardinal Estates off of Ranch Road. A notice to proceed was issued on the Butler corridor plan.

1400 Old Stage Road has not had much activity as it does not show very well.

Coca-Cola should be moved into a new site in Anderson in about 18 months.

Street lights at the high school are still being worked through. There are some issues with the school and encroachment permits. Gateway signage has been weather delayed, but PW is working on the concrete pads. ROW acquisition has started on the Fowler Road sidewalk, but that is all on that project.

Councilman Cook asked if the Ranch Road annexation would get us closer to the Southern Connector. John said a little closer.

Councilman Goodson asked if there has been any expense to the City on 1400 Old Stage Road. John said minimal so far. Certification will need to be renewed. The site has an old trailer and a school bus on it and doesn't show very well. The site is environmentally clean, but doesn't look very good. Goodwyn, Mills, Caywood funded the recertification this past October. Recertification happens annually.

Councilman Merritt asked which side of the road the sidewalk is going on Fowler Road. John said it is the same side of the road as Sunset Park.

Councilman Black asked how the site got certified if it still had stuff on it. John said that is not part of the criteria. Most of it is wetland delineation and environmental concerns. The site is safe, just not cleared.

Chairman Matney asked about the permission issue with MHS on the street lighting. John said there was a question on the easement for overhead lines and if that gave permission for underground lines. The principal is fine with it.

Chairman Matney asked if the desire to not re-certify the site would move the owner to clean the site. John said we haven't gone that far with it. Chairman Matney said it is like selling a house. First is location and then curb appeal. They said this has hit the short list several times and there have been comments pertaining to the appearance of the site. The property owner and agent have been given that feedback. They are aware that this is a problem.

John Duggan said we could draw up a contract saying that the City would pay for the certification the first year, half the second, and so on until it is the property owner's responsibility. It would also require that certification take place every year. Councilman Merritt asked how much certification costs. They said the first time that it was fully certified and updated to expand our tax base and bring jobs, it cost probably \$26,000-\$27,000. That price was shared with the Department of Commerce and the Duke Power Site Readiness program which contributed \$8-10,000. The City's cost was approximately \$3,000- \$6,000.

ii. Office of Cultural Affairs report – George reported that about 7800 people have come through the cultural center for 760 events. The capital campaign has started. Summer Shakespeare will take place soon and the bbq event will be announced formally on June 1<sup>st</sup>. Councilman Goodson asked if we could advertise the event for Memorial Day. Trey and George both answered yes. Councilman Merritt asked if there were pledges coming in. George says the ones he knows of are from individuals, and yes, they are starting to come in.

b. Public Works (Chairman Goodson)

i. Reports and Communications from the PW Director- Mike reported on the department's activities. Manholes are being located and some had to be raised to get prepared for the bond project. In the Streets Department, mowing is being done. The Veteran's memorial was shown along with the new plaques and stone bases. Councilman Black asked about the interchanges at 276 and 385. There are a lot of weeds in the mulch beds. Mike said he knows what Councilman Black is talking about and will look into it. Councilman Matney asked if our DOC labor could help with weeding and landscaping. Councilman Matney then asked about the culvert in Knollwood.

Mike said in regards to the first question, it depends on how many laborers we get that day. Most are assigned to Sanitation. On the culvert question, there is a work order in for that project.

Councilman Merritt asked when the laborers have to be back to their facility. Mike answered the drivers usually leave around 2:00 p.m. or 2:30 so they can be back by closing time. Chairman Goodson asked about the new bench. Trey said it has been ordered. Trey also mentioned that the plaque for Gabe Hunter should be installed this week.

c. Finance and Policy (Chairman Black)

- i. Reports and Communications from Finance Director- Holly reported that property tax revenues are currently exceeding projections. Business license are over projections around \$15,000. The MASCS license money should be here in late June. Chairman Black asked about the liability and workers' comp premiums. They are increasing. It has nothing to do with what we are doing, we have had some expensive claims. Holly said we are also getting the rebate from them in June. Councilman Crosby asked if the business license revenues were more because the economy is better and their revenues were more. Holly didn't know, but she did say she is a conservative budgeter. Chairman Black asked if new businesses were added to the property tax rolls. They said yes, we keep in contact with the Auditor's office and we reflected a 1% increase this year because of the new properties.

Trey said the vehicle taxes are another variable as well.

d. Building Codes (Chairman Crosby)

- i. Reports and Communications from Business and Development Services  
Kim reported YTD 178 permits have been issued. From January to April, 75 commercial permits were issued. On the residential side, the permits have slowed down for the last couple of months. Apartment activity has started to slow as projects are being completed. New slides were shown for what the staff do during the month. There are pre-application meetings that are held. Walk-throughs are also conducted to catch any red-flag items. There are several plan reviews and this is expected anytime plans are submitted.

Councilman Black asked about the properties on Libby Lane. Kim said a lot of the properties have been foreclosed on. The City has applied for a FEMA grant and we should hear something in May or June on that. All but three of the homes are not occupied. One residence was raised.

Councilman Merritt asked about proposed townhomes at the corner of Corn and Miller. Kim said the developer is still working on it and jumped the gun a little posting the signs already.

Councilman Merritt asked about Smith Hines on the left. It is one on the left. John said that is a house that is being moved from another location further down Smith Hines Road.

Councilman Goodson asked that attaching the business license to the occupancy permit go to the committee agenda for next month.

e. Recreation (Chairman Merritt)

- i. Reports and Communications from Recreation Director. – Van was not present. Trey gave the Recreation report. There were 2543 Seniors that participated in activities last month. Computer classes were held at Mauldin High School. A self defense class was taught by Suzanne. Councilman Merritt was an attacker in the scenario. Beach Body Boot Camp ended today at the Sports Center. A Fitness Friday bash was held May 1<sup>st</sup>. People could come in a try and class and come to the center for free that day.

475 people participated in Mauldin Recreation night at the Greenville Drive game. Softball has 22 participants, 18 in Lacrosse Girls, 30 participating in Boys' Lacrosse.

The Memorial Day ceremony will be held at 10:00 a.m. Monday.

Trevor Booker basketball camp will be in June.

The Sports Center floor will be resanded and the new logo will be added.

Recreation assessment meetings will be held on May 27<sup>th</sup> at 5:30 p.m.

Councilman Merritt said Mauldin could take the initiative to hold its own meeting to reach out to even more participants.

Councilman Black asked the status of the lighting at the Sports Center.

Trey said there will be a plan discussed in the next PW Committee meeting regarding some LED lighting.



Councilman Black asked how long the floor warranty is. Trey said he would get the details on that. When the polyurethane is put down, it smells and causes the Seniors breathing problems. He asked if the fire department fans might help with that. Trey said Chief Sapp has offered fans for that purpose.

Councilman Matney asked about the needs assessment meeting and could we put some Mauldin specific material out for that meeting. Trey said absolutely we could do that for our citizens.

f. Public Safety (Chairman Cook)

i. Reports and Communications from Police Chief- Chief Turner reported on activities. The Boys' Youth Camp is full and has a waiting list. The Girls' camp still has space available. A rape aggression defense class was held and taught by Sgt. Jason Peterson. The Explorer post has been helping out with some activities. Councilman Merritt said the Explorers helped with a Corvette event over the weekend. Councilman Merritt said they did a great job and were very polite and helpful.

ii. Reports and Communications from Municipal Clerk of Court / Administrative Judge- The report is on file. 65 cases out of 86 were disposed of at the last jury trial term.

iii. Reports and Communications from Fire Chief.- 220 total calls at 2.8 average response time. 800 hours of training was held. The City is hosting NIMS training May 27-28<sup>th</sup>. Chief Sapp said two positive pressure fans were placed at the Sports Center to help with the fumes from the floor. The warranty on the floor is 20 years. Councilman Goodson asked if firefighters get overtime for holdovers. Russell said only if they work over 212 hours in a 28 day period.

7. Unfinished Business

a. Consideration and action on neighborhood/ developer meetings (Building Codes)- Last year, the Mauldin Planning Commission and City Council reviewed a number of rezoning requests that involved concern that area

residents and neighborhoods most likely to be affected by the rezoning did not have adequate time or information needed to fully participate in the formal public hearing process.

The proposed amendment intends to address this concern by providing the petitioner and those residents most likely to be affected by a rezoning or proposed project an opportunity to discuss the application early in its planning stages. Applicants and developers who have voluntarily hosted Neighborhood Community Meetings before the formal public hearing have found it to be advantageous as it provides them an opportunity to explain future development plans and also address neighborhood concerns regarding potential land use incompatibilities.

Chairman Crosby made a motion to pass this item on second reading. Councilman Matney seconded the motion and the vote was unanimous (7-0). Councilman Black asked for clarification if the City would furnish the sign and we will follow up and make sure they are posted. Chairman Crosby said we furnish the signs and the property owners pay for them.

#### 8. New Business

- a. Consideration and action on alcohol request (PEDC)- The Boy Scouts will hold a fundraiser on May 21<sup>st</sup>. This is a request to serve alcohol at the event. Chairman Matney made a motion to approve the request. Councilman Crosby seconded the motion. Councilman Cook said he has a problem with the Boy Scouts doing this but they have met all of the qualifications. The vote was (6-1) with Councilman Black opposing.
- b. Consideration and action on way finding signs (PEDC)- The City will place some way finding signs to help people find their way around the City. Chairman Matney made a motion to approve this item and the locations. Councilman Goodson seconded. The vote was unanimous (7-0).
- c. Consideration and action on park improvements (PW)- These are Springfield Park improvements and was a joint venture between the PW and Rec Departments. This will improve the parking situation and provide for new bathrooms and concessions. Sand volleyball courts will also be included. Councilman Merritt said he wants to proactively get started getting some interest generated in volleyball before we get the courts built. The motion tonight will just be approval to go out for bids. Chairman Goodson made a motion to send these improvements out to bid. Councilman Black asked about a safety net to stop balls from going out in the stands. Trey said we

would include that. Councilman Matney seconded the motion and the vote was unanimous (7-0).

- d. Consideration and action on sewer agreement (PW)- John Duggan said he has not had time to review the revised agreement. This involves the City assuming responsibility for a sewer lift station, so it is an important issue that needs to be looked at carefully. Rewa will not accept discharge from the developer. A sewer sub-district has to step in to allow this. Councilman Merritt said he is concerned also that this proposed subdivision only has one in and out of the neighborhood. John Duggan said if the use complies with the zoning, we can't do anything to change their plans. Councilman Merritt asked if we have to accept the sewer. John Duggan said he could discuss legal matters in executive session at another time. Councilman Merritt said he understood that there would be a permanent generator there and a trailer mounted portable generator as well to make sure the sewer lift station always works. They said that is one of the revisions. They are looking to get rid of one of the generators. Councilman Matney said he has a few problems with this item. There are public safety problems as well as other issues. He said the City has been asked to do a lot in a short period of time. Chairman Goodson made a motion to table this item. Councilman Black seconded the motion and the vote was unanimous (7-0).
  
- e. Consideration and action on budget amendment (Finance)- This is an amendment for the new city hall administration section, painting and flooring of city hall, park property acquisition and \$250,000 for road paving. Chairman Black made a motion to approve this budget amendment. The projects have already been completed and paid for. Councilman Crosby seconded the motion and the vote was unanimous (7-0).
  
- f. Consideration and action on establishment of capital fund (Finance)- With the unreserved General Fund Balance at \$6,944,809 (or 55% of normal revenues according to the fiscal policy) as of June 30, 2014, the council has demonstrated an interest in funding capital directly as opposed to borrowing.

By allocating \$1,500,000 of the unassigned General fund balance over to the Capital Fund we can then fund FY2016 budgeted capital items instead of issuing a lease and paying interest. The remaining balance resulting would remain in the Capital Fund for future use with council's approval. This will allow for the purchase of police vehicles, a one man leaf truck, and carpet for the Senior Center to be done in the 2016 budget. Chairman Black made a motion to do this transfer. Councilman Goodson seconded the motion. Councilman Merritt said this transfer would basically establish a capital fund. \$15,000 for the carpet will come from the Mauldin Foundation, not through the capital fund. Councilman Matney pointed out this was a suggestion of the auditors to establish a capital fund. The vote was unanimous (7-0).

- g. Consideration and action on FY2016 budget ordinance (Finance)- This budget will start July 1<sup>st</sup>, 3 budget workshops have been held, and it was advertised in the newspaper. Chairman Black made a motion to adopt this on first reading but he still has unanswered questions that he needs answering. Councilman Cook seconded the motion. Councilman Goodson asked what the avenue would be to get his questions answered. Trey said either a workshop or during the Finance Committee. Chairman Black said he would like to have another budget workshop. Councilman Merritt said he would like to see a new budget workbook with the amendments. Trey said council will have that before the week is out. The vote was 6-1 with Councilman Goodson opposing.
- h. Consideration and action on zoning ordinance amendment to allow assisted living facilities as a permitted use in C1, C2 and S1 districts (Building Codes)- This is for a facility that will be located across from Mauldin Middle School. Chairman Crosby made a motion to accept this on first reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).
- i. Consideration and action on resolution regarding adoption of hazard mitigation plan (Building Codes) – This pertains to bring involved in the Greenville County plan and adding an addendum for Mauldin. Councilman

Matney seconded the motion. Councilman Merritt asked if we consulted with the railroad or other businesses that would be affected, such as Cognis and BASF to get their input on the plan. Trey said BASF has a citizens committee that meets in order to address community concerns. They are part of the process. Trey said he would get Councilman Merritt a copy of the plan. It promotes an interjurisdictional effort. We have our own plan and it is folded into the County's plan. The plan includes what is important to our community. This plan was approved by council a year ago and had to be sent to the state and FEMA. Now we are coming back to fold it in to the County's Hazard Mitigation Plan. The vote was unanimous (7-0).

- j. Consideration and action on amending standing committee rules (Committee of the Whole)- This amendment adds a 3 minute limit on each public speaker. The amendment brings the standing committee rules in line with the council rules, which also allow for a time limit. Councilman Matney made a motion to accept the revision with Councilman Merritt seconding. The vote was unanimous (7-0).

## 9. Public Comment

Dean Kirkland: There is some program that goes blah blah. I do music well, a lot of people tell me. Garbage can holes. Tommy Shaluely, Dale Black and I think it wouldn't take a lot of money to buy those things that are flesh colored so everybody can hear everything. How long have you been serving Mauldin, counselor?

John Duggan: I don't have an idea. It was when the other City Attorney passed away. The City asked me to serve.

Dean Kirkland: Were you here when we talked about Danbury before?

John Duggan: I was here when there was a previous issue that was talked about.

Dean Kirkland: It is your opinion that it takes a judge to close a street.

John Duggan: Any public street, there is a state statute that describes what to do.

Dean Kirkland: I have been to two judges and they don't see why I was told that. Anyway, I will move on. The fence, Trey, I have been trying to get you for a week. They shouldn't have never built that. We want to look at catalogs and pick out something that will look good. It is a bad deal she has. When I called you and you said you were praying for peace in my family, I thought about that. Then you

told me I was using up the city's resources. Will you explain to me what you meant by that?

Trey Eubanks: Calling at 12:20 am and 2:00 a.m. and calls to numerous staff members when they need to be addressing other things.

Dean Kirkland: Have you seen this document before?

Mayor Raines: I may have. I hadn't looked at it yet.

Dean Kirkland: If the document is here, why are Trey and Mike still here? I know there are other people. I have the right to go to the paper, but I won't do that. Rush Limbaugh said follow the money trail. Why are you bringing out alcohol again? Struck out on the fence, struck out on alcohol, will I strike out on the city closing Danbury? We will see.

Mayor Raines: Mr. Kirkland, your time is up, sir.

Dean Kirkland: One more thing. That meeting is set for 5:15 pm. People can't go home, eat a little bit, get their kids from day care centers. Why come can't they have the meeting at 7:00 p.m.? Trey, is that not reasonable?

Trey Eubanks: 5:15 gives people time to come here and give input if they want to.

Dean Kirkland: Oh really?

Mayor Raines: Mr. Kirkland, your time is up.

Dean Kirkland: I am talking. 5:15? People can't get their kids from daycare.

10. Council requests.

11. Adjournment.- Mayor Raines adjourned the meeting at 10:00 p.m.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk