

**MINUTES
MAULDIN CITY COUNCIL
OCTOBER 16, 2017
7:00 PM
COUNCIL CHAMBERS**

Members present were Mayor Dennis Raines, Council members Dale Black, Taft Matney, Scott Crosby, Larry Goodson, Terry Merritt and Carol King. City Administrator Trey Eubanks and City Attorney John Duggan were also present.

1. Call to order.- Mayor Raines
 - a. Invocation- Councilman Black
 - b. Pledge of Allegiance- Girl Scout Troop 1556
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber

The City is co-hosting a breakfast with the chamber on November 9th at the cultural center. Dr. Burke Royster is the guest speaker.

3. Reading and approval of minutes.- Council minutes September 18, 2017; Special Called minutes October 2, 2017; Special called minutes October 10, 2017

Councilman Crosby made a motion to accept the minutes with Councilman Matney seconding. Councilman Merritt asked to make a typo correction on page 7. The word down should be done. With that correction, the minutes were approved unanimously (7-0).

Councilman Merritt made a motion to accept the October 2nd minutes with Councilman Black seconding. The vote was unanimous (7-0).

Councilman Matney made motion to accept the October 10, 2017 minutes with Councilwoman King seconding. There was one correction made by Councilman Merritt. He asked that the motion to go into executive session be placed under item b since both a and b are executive sessions. With that correction, the minutes were unanimously approved (7-0):

4. Public Comment.
5. Report from City Administrator

Sunset Park is almost closed out and is 99% complete. The cultural center striping was completed this afternoon. The lighting should be complete this week. On the storm drain study in Forrester Woods, it was council's decision to go back out to bid because of overages. Those new bids will come back to the PW committee next month.

The sewer basin work will be complete December 1st.

Councilman Goodson asked about the deep drop-off on the side of Neely Ferry Road. Trey said that is a state road and the issue has been sent to the project engineer. He will follow up with DOT.

6. Reports from Standing Committees- The reports are all on file.
 - a. Public Safety (Chairman Crosby)- Chairman Crosby reported that Chief Stewart was not at the council meeting night because he was helping to staff emergency operations for President Trump's visit. Chairman Crosby also noted that the fire department has participated in 16 events as October is Fire Prevention Month. A new firefighter, Michael Browning was present at the council meeting as well.
 - b. Public Works (Chairman Goodson)
 - c. Economic Planning and Development (Chairman Matney)
 - d. Building Codes (Chairman Black)
 - e. Recreation (Chairman Merritt)
 - f. Finance and Policy (Chairwoman King)

7. Unfinished Business

8. New Business

Councilman Merritt made a motion to consider items aa and a as action items for Committee of the whole. Councilman Crosby seconded the motion. The vote was unanimous (7-0).

- aa. Consideration and action on department head appointment (Committee of the Whole)- Trey Eubanks appointed Joe Lanahan as the City's new Recreation Director. Mr. Lanahan has served Greenville County for the last 12 years. Councilman Merritt made a motion to accept the City Administrator's Recommendation. Councilman Black seconded the motion and the vote was unanimous (7-0).
- a. Consideration and action on street resurfacing list (Committee of the Whole)- Chairman Goodson made a motion to use the \$300,000 available from a \$150,000 matching grant from the County and approve the attached list for paving. Councilman Crosby seconded the motion. Councilman Merritt said Fairfield Drive was on the 2017 paving list, but it hasn't been done. Trey said there are adjustments made to the list each year, but he would check into what happened. Councilman Black said it was supposed to be the worst were paved first, and then if the money or time ran out, the list would roll over to the next year. Council does not make the list, it is staff recommendation. The vote was unanimous (7-0).
- b. Consideration and action on Central Redevelopment District (Building Codes)- This is an amendment to the CRD. This is the district from East Butler to 276,

Murray and Jenkins Street. There are 20 plus acres in this tract. Chairman Black made a motion to adopt this ordinance on first reading, which defines what the CRD would look like. Councilman Goodson seconded the motion. Councilman Goodson asked for an explanation of what will be done when this is all CRD. Kim said the zoning procedures to rezone the acreage will take place. Councilman Goodson asked what is the guideline for rezoning. Kim said the master plan will be adopted as well as looking at the city's overall goals. Chairman Black said the existing businesses would be grandfathered. New businesses would have to conform to CRD if this is adopted on second reading. The vote was unanimous (7-0).

- c. Consideration and action on fencing regulations (Building Codes)- This changes fencing setbacks and could allow up to an 8 foot fence under certain conditions. It also helps identified more clearly front and back yardage. Chairman Black made a motion to adopt this on first reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).
- d. Consideration and action on purchasing policy (Finance)- There are a few amendments that were made to the purchasing policy. On page 8, it has been added that the committee chair will be notified of capital purchases whenever practical. On page 15, under e, there was a one word change from purchasing department to finance department. On page 16, 1c, the cardholder agreement exhibit A has been inserted into the policy. Chairwoman King made a motion to approve the updated purchasing policy. Councilman Black seconded the motion and the vote was unanimous (7-0).
- e. Consideration and action on open door policy (Finance) – The biggest change to the previous open door policy is that this new version includes the HR Director in the third bullet point. Chairwoman King made a motion to adopt the new open door policy. Councilman Merritt seconded the motion. Councilman Black said when this policy was first adopted, there was no HR Director. The vote was unanimous (7-0).

9. Public Comment

- a. Winston Chandler: I am speaking for myself and Pine Gate Drive. This Air B&B housing, I don't want to live next to a hotel. All these people from out of town, NY, Georgia, Florida come in at night and leave the next morning. I don't know who they are. The kids cannot go to the bus stop and wait for the bus at Pine Gate and Smith Hines because the parents are terrified of who is at the house. They are in and out. It is listed on the web as an Air B and B house. There are special rates. It is \$65 a night if you stay a week. There have been two citations. They went to court last Wednesday. The judge charged them \$500 and said that is all she can do about it.

The neighbors are very upset. Mauldin is the 3rd safest community, but they are thinking about calling Fox 21 and letting them know what is going on. They stay

day and night in the house. I am scared. When he started that, someone broke into my utility building. The police got a report on my neighbor who had to hide his car. People are slamming doors at all hours. I don't know who they are, where they came from. Right now, there are two men down there with a Florida tag. The guy pulled up that owned the house after the police were called. I am scared in my house for the first time. My wife comes in late at night. The owner said he would supply us with the names of the people staying there. We don't want no names. The kids will not go outside because we don't know who is here. They leave and we don't see them no more. There are three cars parked in the driveway, they pull all over my yard and back in the road. The judge said she can't do nothing about it. I pay my taxes every year.

I don't want this hotel. I want it stopped. The majority of the people who stay there are mean. The neighborhood is terrified. It is up to you all to do something.

Trey said we could do research on short term rentals. There are a lot of cities that are dealing with this, so we can put something on the Building Codes committee in November. Trey said if Winston would like to sit down with Chief Turner and him on this, they could.

Winston said two people were registered at the house, but there are four men staying there. Florida tags, New York tags, and Georgia tags. They told me there were two more men while the Lion King was playing.

Councilman Black said we have some ordinances that address some of these issues in residential neighborhoods.

- b. Jared Sargent: Last time I was here I was asking about the landscaping and didn't get much of a resolution. I am still frustrated with it because it is still not taken care of. I had an opportunity to speak with a city employee and I asked him what could be done. He stated that everything I said was untrue to that point. That is another source of frustration for me. Everything we discussed was not untrue. I spoke with SC DOT and they put me in touch with Stephanie Amehl, who is the engineer for Greenville. She said there was no reason this

could not be taken care of in the manner I suggested, which was to allow me to do it.

The Mauldin Public Works crew was sent to trim it but they still have not filled in the holes or mulched it. I also became aware of adjacent businesses with their landscaping. It is hard to see pulling out of my business. She said there were state laws with issues of line of sight. The next step was to have her come out to see if they meet the line of sight regulations. It is a potential safety issue I don't want to keep coming to council meetings and you guys don't want me to be here. Could we please get this resolved?

Mayor Raines said our police department could also check line of sight. Dr. Sargent said he would rather have the people from the state do it.

- c. Virginia Zaplan: 102 Woodcreek Road. I would like to begin by complimenting the town on the great things that have been happening at the cultural center as well as the informative newsletter that has been coming out. I am very impressed by that and I believe the communication has gotten much better in our town. As we all know how much and how quickly Greenville is growing, and there are neighborhoods popping up all over, the quality of life is the higher objective. I would like to ask you to consider all of the consequences regarding decisions made in regards to the City of Mauldin. In regards to much of the space available in Mauldin, it is being developed quickly. I would like you to please consider the increase in traffic, the number of students being added to the already over populated high school, and I realize there is a new school being built in Fountain Inn, but with the new housing, it will basically add back to the existing high school.

Our neighborhood is being adversely affected by the decision to build a neighborhood within an existing neighborhood such as the noise of large equipment from 6:45 a.m.- to 6:00 p.m. and now weekends have been added. The residents get no rest from the noise and constant vibrations. Workers are parking on homeowner's lawns. Our elderly neighbor's mailbox has been knocked over. When confronted, no action was taken. Now, AT&T has come to install an upgrade without notice to the residents even though they are digging in our front yard.

I am just asking you to focus efforts on quality of living and stricter requirements on businesses and homeowners who do not comply with the appearance of their property. I have sent several emails to the officer in charge of codes enforcement. I would also like to suggest to continue talking about sidewalks. This would make it more friendly for walkers and runners. I believe that is it and I thank you for your time I enjoy being a resident of the City of Mauldin.

10. Council requests- Councilman Goodson thanked the Building Codes Committee and Chairman Black for working with staff on the changes in the Business and Development Services Department. There is a lot going on.
11. Consideration and action on executive session pertaining to SC Code 30-4-70 (a) (2)- Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversarial situations involving the assertion against the agency of a claim.- Property Acquisition

Councilman Matney made a motion to go into executive session with Councilman Crosby seconding. The vote was unanimous (7-0).

Mayor Raines reconvened the meeting. Councilman Matney reported no decisions were made and no actions were taken in executive session.

12. Possible action on items discussed in executive session- Councilman Matney made a motion to assume the contract and purchase property located at 208 North Main Street and authorize the Mayor to sign any documents thereto. The purchase price will be \$515,000 plus reimbursable fees not to exceed \$577,347.47. Councilman Crosby seconded the motion. The vote was 5-2 with Councilman Merritt and Councilman Black dissenting. Councilman Merritt said the price proposed for this property pushed him beyond the threshold. He said he is not against the Downtown project. Councilman Black said he is not against the Downtown project either, but doesn't think the City needs to buy all the property thinking that it will sell it and make money down the road. City Center may or may not be developed in our lifetimes.
13. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk