

Minutes
Mauldin City Council
April 15, 2019
7:00 p.m.
Council Chambers

Members present were Mayor Dennis Raines, Council members Carol King, Taft Matney, Terry Merritt, Scott Crosby and Larry Goodson. Councilmember Dale Black was out of town. City Administrator Brandon Madden and City Attorney John Duggan were also present.

1. Call to order- Mayor Raines
 - a. Invocation- Councilman Goodson
 - b. Pledge of Allegiance- Councilman Goodson
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations- Kids to Park proclamation
3. Reading and approval of minutes
 - a. City Council Meeting Minutes - March 18, 2019- Councilwoman King made a motion to approve the minutes with Councilman Matney seconding. Councilman Merritt asked for a wording change on page 6, item b. With this change, the minutes were approved unanimously (6-0).
 - b. Special Called City Council Meeting Minutes - April 1, 2019- Councilman Matney made a motion to approve the minutes with Councilman Goodson seconding. Councilwoman King did not vote since she was not present at the meeting. The vote was unanimous (5-0).
4. Public Comment

Brian Patton: I live at 123 Kingsley Drive. When we were talking about putting the social security building in, you had a preliminary set of plans. I asked the architect if the detention pond would drain directly onto my property. They said no. It started out and I sent Mr. Eubanks pictures and videos of my back yard. Mr. Eubanks' response was I needed to call Greenville County since it was a federal building. I asked him, I said, the City approved the plans. How is the county responsible when the City approved the plans? A company came out and put a berm in to direct it to Ms. Henderson's property. I don't have this extent of flooding, but it still,

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when we have a good rain, washes my garden out. It is running onto her property now. There is a creek that runs down to the pond on Muirwood. The sides of the creek are falling in and trees are falling in the creek. I don't know if you need to see this. I told the company that came out to divert the water they had my permission to bury a pipe to send it to the creek. They said they couldn't purposely run it into a creek. They can flood the property, the trees are falling, at one point Mr. Corley had mud running into his pond. He had pictures. He thought someone was dying the water because his pond was orange. Mr. Corley at the end of Muirwood. He may have moved. Thank you.

John Duggan asked if the detention pond was overtopping. Mr. Patton answered no, there is an 18 inch culvert with a pipe inside. The water pours out of the pipe. John said that was the exit pipe and Mr. Patton said yes.

Councilman Goodson asked if Brian from Public Works could go look at this. Brandon said yes.

Mayor Raines said the detention pond is catching the water but then sending it to Mr. Patton's property.

Councilman Crosby said detention ponds are supposed to be able to hold 100 year floods. Something is amiss and should be corrected.

John Duggan said storm water control is under the County under federal law. Surface water is considered a common enemy. As long as the water flows naturally, that is legal. If you concentrate water and dump it illegally on someone's property, that is illegal and there are civil remedies available. He suggested Mr. Patton call the County and the property owner. The Social Security Building is probably leased property that is privately owned.

Mayor Raines asked Kevin to help him get in touch with the County.

Diane Kuzniar: I reside at 503 Knollwood Drive. I would like to thank you for allowing me the time to speak. I am here to speak about the trust at 711 North Main Street and the request for rezoning to C2. Before you make your final decision and vote to rezone to C2, I would like for you to consider a few things. First, if you look at the property boundary, it is larger than the two other pieces at 713 and 715. Second, there are existing homes in the back on Devon Drive. Although the developer is supposed to add a barrier between properties, we know that is not always enforced like at the social security office.

If the trust desires to construct townhomes, then why not zone residential multi-family? Or, if they desire mixed use, then rezone RM1 mixed residential. From what I read in C2, there is no residential. However, a liquor store, motel, tire store, automobile parking lot maybe for Club

Epic, and automotive sales are allowed uses in C2. RM1 would be more desirable because you could put in residential, restaurants, retail sales, and offices, which would have less impact on the neighborhood. Right now, opening it up to C2 would allow them to put any number of undesirable businesses on the property. Once that is done, there is nothing more we can say to change it.

Should the trust still wish to zone the property C2, and agree to restrictions, will they allow Knollwood to see the document? Would it be in place, signed and recorded? The deed restrictions would be written for the residents of Knollwood to protect our property. I would like for you to reconsider RM1 over C2. Some of you have said you are the voice for the citizens of Mauldin. Hear our voice. Thank you for your consideration.

Jared Sargent: I was going to bring to your attention some things I think are important, but due to the combative nature and, I feel, unprofessional, nature I experienced prior by one council member, I feel that tells me everything I need to know. I am going to save you the trouble and take a pass. If anyone would like to know what I was going talk about, please feel free to contact me.

5. Report from City Administrator- Brandon reported the current budget’s ideal remaining percentage is 25% and we are within that percentage.
6. Reports from Standing Committees – Reports are on file
 - a. Finance and Policy (Chairwoman King)
 - b. Public Safety (Chairman Crosby)
 - c. Public Works (Chairman Goodson)
 - d. Economic Planning and Development (Chairman Matney)
 - e. Building Codes (Chairman Black)
 - f. Recreation (Chairman Raines)

7. Unfinished Business

- a. Consideration and action on rezoning for 711 North Main Street (Building Codes) - Second reading

The City of Mauldin has received a signed petition requesting the rezoning of a tract of land. This petition includes approximately 7.6 acres owned by the Louise J. Carrere Trust B and is located at 711 N. Main Street. The applicant has requested that this property at 711 N. Main Street be rezoned from R-20, Residential, to C-2, Commercial. The applicant intends to market this property for commercial development. At this time, there are no development plans for the property. Councilwoman King made a motion to approve this rezoning to C2 on second reading. Councilman Godson seconded the motion.



Councilwoman King stated she did vote for this request on first reading. She understands the representatives of the land petitioned for rezoning prior to selling the land and so we don't know what development will be going in on this property. She agrees the front of the property should be C2, but the back should be RM or R20 as split zoning. She will not support this on second reading.

Councilman Matney agreed . The back of this development would butt up to the neighborhood. There are lots of types of businesses that can go into the C2 classification that would not fit into our comprehensive plan. He will not support this on second reading either.

Councilman Goodson said this was similar to Miller Road. In C2, the developer could completely switch from nice townhomes to something that would not fit with the neighborhood or surrounding properties. He wants to protect the residents.

Councilwoman King said it is important to let everyone know the person whose property backs up to this property on North Main has been extremely understanding and pleasant. Split zoning would be ideal. The back portion does not belong as a C2 zoning.

Councilman Merritt said he supported this on first reading but wants to protect the integrity of Knollwood. He would like split zoning looked into for a better transition.

Councilman Matney said it sounds like everyone is in agreement and asked if Councilwoman King could withdraw her motion and send this item to committee. Mayor Raines asked if the developer could come back with a more detailed plan. David said there are no definitive plans on the property. Councilwoman King rescinded her motion. Councilwoman King then made a motion to send this item back to committee with Councilman Merritt seconding. The vote was unanimous (6-0).

b. Consideration and action on rezoning for 721 North Main Street (Building Codes) - Second reading

This site may be developed as high end apartments with commercial in the front. The property owners request C2 zoning. Councilwoman King made a motion to accept this ordinance on second reading with Councilman Goodson seconding.

Councilman Merritt said he believes this is the property that is having a problem with the sewer. They may need to obtain an easement to get over to Chetsworth Lane. David said there is a sewer line on the property, but there are capacity issues. Some easements are going to have to be acquired to access another sewer line.

Councilman Matney asked if there are luxury apartments still to be built on the property. David said he does not know the current status of the development and what will be built. Councilman Matney said he is worried not about the zoning designation, but about the



sewer issues. He would rather council hold this on the floor until the easements are obtained to connect to sewer. David said the north side of the property is currently C2. They are marketing with the neighboring property together as an entire site.

Councilman Crosby pointed out that even if the property is rezoned C2, the options would be crippled if a sewer easement could not be obtained.

Councilwoman King said she was in attendance at the meeting for both this property and 711 North Main Street. She said most people were relieved that nice apartments were going in on these properties and would rather have this kind of project than a shopping center or other use.

The vote to approve this zoning was unanimous (6-0).

8. New Business

- a. Consideration and action on Memorandum of Understanding with Greenville County Multi-jurisdictional Drug Enforcement Unit (Public Safety)- Only requires one reading

The Sheriff's office and 13th Solicitor's office will now have a multi-jurisdictional drug enforcement unit. Members of the unit remain city employees with city benefits. Chairman Crosby made a motion to approve the memorandum of understanding. Councilman Matney seconded the motion.

Councilman Merritt said in the MOU it mentions funds. Chief Turner said each municipality has certain funding obligations. This would be the salary of the members of the unit which will continue to be paid by their municipality. Mayor Raines said a Chief Executive Officer is referenced in the MOU. Is that the Police Chief? Chief Turner answered yes. The vote was unanimous (6-0).

- b. Consideration and action on Municipal Judge Appointment (Public Safety)- Only requires one reading

A panel was convened to interview Associate Judges Read and McKibbin and determine which of them should be the presiding judge for our municipal court. The panel recommends Judge Read be appointed as Mauldin's presiding judge. Chairman Crosby made a motion to appoint Judge Read. Councilman Goodson seconded the motion and the vote was unanimous (6-0).

- c. Consideration and action on Recreation Software (Rec)- Only requires one reading



This software will be used in all three divisions of Recreation to help tie the departments together. This software will be able to manage online registration, household and activity management, membership management, facility rentals, ability to use credit cards, and the ability to connect with our existing City of Mauldin financial software. Staff received proposals from the following companies: Civic Rec, Rec Pro Software, Vermont Systems, eTrak-Plus, and Perfect Mind.

ETrak-Plus was the staff choice. There is currently a monthly fee of \$1,800.00 for the software that is utilized by the Sports Center. Because of this there is a total amount of \$21,600.00 already existing in the budget. We would end our relationship with our current vendor and replace it with eTrak-Plus. Also, in years 2-5 the fee for eTrak-Plus drops to \$4,950.00 a year, this will result in a savings of over \$16,000 per year. Chairman Raines made a motion to approve the purchase of this software with Councilman Crosby seconding.

Councilman Merritt asked which purchase option would we use. Joe said it is option 1. There is a one time fee of \$2000 to set up a banking template to be compatible with ETrak. Councilman Merritt said he has heard over the last several years of the inability of our Finance Department to get information from the existing software. Joe said ETrak already works with two entities that use Smart Fusion so there is a template ready. The software will mesh with the city's financial software. Councilman Merritt asked when the go live date would be. Joe said there would be a crossover of about 60 days. Councilman Merritt said we currently pay \$18,000, and this would cost \$23,000 to start with. Where would the extra money come from? It is not currently budgeted. Joe said because the software will be used by all three departments, some money could be taken from either the senior center or the sports center to cover the additional amount if needed.

Councilman Crosby asked if this was a phase in, and when the software would actually be used. Joe answered that staff will train on a demo software and some of the data will be input. ETrak will then transfer to a live platform. Joe said the training would probably go for 90-120 days because this will be such a change. Joe said ETrak plus is a South Carolina company and would give face to face training. Councilman Crosby said this is no reflection on Joe, but based on past experience he would like to see progress reports.

Councilman Merritt asked who would implement this software. Joe said Willie Stewart would be the person at the front end installing sports activity information. Amanda would



be putting information in as well as Mary Jane Parks. Joe and Darlene will learn a little of everything.

Chairman Raines asked Holly Abercrombie if she was confident that these two systems will be able to communicate with each other. Holly said she couldn't answer that because she does not know. She is starting communication with the company and they are working together to get this project completed and working correctly. Joe said one current customer of ETrak uses Smart Fusion.

Councilman Crosby said he would like that as part of the status report- how well it worked and how it is meshing together.

Councilwoman King asked if we are locked in to a contract if this does not work with our software. Joe said he did not know, but would find out and get back with Council.

Councilman Merritt said make sure Holly is happy with the software. The vote to purchase the software was unanimous (6-0).

- d. Consideration and action on Annexation and zoning assignment for properties owned by the Willimon family at Ashmore Bridge Road (Building Codes) - First reading

There are four ordinances associated with this annexation. Ordinance #1- Chairman Goodson made a motion to accept this on first reading. This property is at Ashmore Bridge and Standing Springs Road and is asking for RM1. Councilwoman King seconded the motion and the vote was unanimous (6-0).

John Duggan advised council that because part of the property is part of South Greenville Fire District and part is in Belmont Fire District, he has drawn up contracts just like the ones we just did with South Greenville. There is a contract regarding the bond, one about compensation for responding to calls other than automatic aid for structure fires and a MOU for automatic aid. The Belmont bond will expire in 2034.

Councilman Goodson said these properties are within the five miles so we would not have to do an automatic aid contract with Belmont. Mauldin will be responding. David said the first two ordinances are within the five mile radius. The other two are not. Chief Stewart said we get credit from ISO when 100% of our fire service area is covered by automatic aid agreements.

Councilman Merritt said there is a sliver of property that is not covered by this ordinance. David said that is correct. There is a sliver that was cut out and is owned by the people



who live across from Ashmore Bridge Road. The vote to pass this ordinance on first reading was unanimous (6-0).

Ordinance #2- Councilman Goodson made a motion to accept this on first reading. This is a 10 foot strip that will retain its R12 zoning. Councilman Crosby seconded the motion and the vote was unanimous (6-0).

Ordinance #3- Councilman Goodson made a motion to accept this on first reading. This property is at Ashmore Bridge Road and is asking for RM and C2. It is 198 acres. Councilman Crosby seconded the motion and the vote was unanimous (6-0).

Ordinance #4- Councilman Goodson made a motion to accept this on first reading. This property is at 1235 Fork Shoals Road and is 2.8 acres. They are asking to be zoned RM1. Councilwoman King seconded the motion and the vote was unanimous (6-0).

- e. Consideration and action on Annexation and zoning assignment for property at 848 Tanner Road (Building Codes)- First reading

This is 6 acres and they are asking for R10. Councilman Goodson made a motion to accept this on first reading with Councilman Merritt seconding. The vote was unanimous (6-0).

- f. Consideration and action on Rezoning for properties at 208-216 New Neely Ferry Road (Building Codes)- First reading

This is 208 New Neely Ferry Road for Rm zoning for .89 acres. Councilman Goodson made a motion to accept this on first reading with Councilman Crosby seconding. Councilman Merritt said Carlton and some of the other roads have issues with storm water runoff. The back of the shopping center near Deal Mart has a retaining wall. There is a catch basin on the other end. The water is caught and sent toward Carlton Road and runs down Carlton to Pinehurst and then in the creek. Councilman Merritt asked if the proposed development going to have a 100 year retention pond? David answered yes. He said residential developments usually have more vegetation and should be a better situation than what we heard tonight regarding the Social Security building.

Councilman Crosby asked what the normal placement is for drainage pipes. Councilman Crosby said the development on Miller Road and Old Mill looks like it has a low pipe that doesn't look like it would not hold a lot. David said the purpose is not to hold the water, but to slow it down and filter it of pollutants and sediments.

Daniel Chewing from Gray Engineering was present and this is their site. Daniel said there would be a buffer around the site. As far as the retention pond, that is a Greenville County requirement. Post development drainage has to be equal to or less than pre-development drainage. There also has to be a foot of free board on the top of the pond to

the 100 year surface elevation. Greenville County is very nitpicky with their regulations. Councilman Crosby said it then the pond is not made to retain the water from a 100 year storm. Mr. Chewning said it is to retain it for a while, then let it slowly drain. There are two types of retention ponds- wet and dry. With a dry retention pond, you have 24-72 hours to drain it completely. The water drains slowly. With a wet pond, there is at least four feet of permanent water.

The vote to pass this ordinance on first reading was unanimous (6-0).

Ordinance #2 is 210 New Neely Ferry Road with a zoning designation of RM for 1.4 acres. There were no comments on this property at the planning commission. Councilman Goodson made a motion to accept this ordinance on first reading. Councilwoman King seconded the motion and the vote was unanimous (6-0).

Ordinance #3 is 212 New Neely Ferry Road with a zoning designation of RM and is 5.7 acres. Councilman Goodson made a motion to accept this ordinance on first reading. Councilman Crosby seconded the motion and the vote was unanimous (6-0).

- g. Consideration and action on Text Amendment for Nonconforming Storage Facilities (Building Codes)- First reading

David came up with some solutions on this non-conforming storage facility. Councilman Goodson said he was happy that David gave some suggestions on how to make this work instead of turning it down. The entire site is 6.4 acres. Councilman Goodson praised David for the good work he did on this ordinance. Councilman Goodson made a motion to pass this on first reading with Councilwoman King seconding. The vote was unanimous (6-0).

- h. Consideration and action on Use of Purchase Order Stamp (Finance)- Only requires one reading

Staff requests that council consider a purchase order stamp in lieu of the three page form that we currently use for purchases under \$5000. There were concerns brought up in committee about checks and balances. Chairwoman King said this is in line with what other cities do and will save time and money as well as be less paperwork. The change would also affect our purchasing policy. This is a two fold issue- the purchase order stamp and a change to the purchasing policy. Chairwoman King made a motion to approve the purchase and use of po stamps and to accept the changes to the purchasing policy. Councilman Matney seconded the motion.

Councilman Merritt said a purchase order is something you fill out prior to purchasing items, not attach to an invoice after you have already made the purchase. Councilman Merritt said he is all for saving trees and the City is a long way from having an automated

purchase order system where a number is assigned to a purchase before it is made. We have purchased software for other departments that has not worked as it should and we have purchased more software tonight for that same purpose.

Councilman Merritt had a lengthy discussion with Mr. Madden about the purchase order system, which needs to be improved. Councilman Merritt said things that can be done in private business can not be done in public business and he is being told that more and more he longer he is on Council. When you use public funds, you have to be more conservative and accountable for it. There is a reason a purchase order is signed off before a product is bought. The purchase order stamp is stamped on an invoice. You have already ordered goods when you receive an invoice. Then it is too late. You have the goods. He said he will not support this item.

Chairwoman King said she understands the concerns, but these are purchases under \$5000. Common practice even with the three part form is the department orders supplies they need. Holly Abercrombie said the stamp would be put on a quote, not an invoice. The documentation will come to the AP clerk who will review it and make sure the policies have been followed. The clerk will match the invoice with the quote. Councilman Merritt asked if this stamp would be put on a quote before the purchase is made. Holly said yes, and reviewed by Finance as well. Councilman Merritt said this will be different than the way it is done now. Now, the purchase order is put with the invoice after the product is purchased. Councilman Merritt asked if this would be more work placed on Finance and Holly answered yes. Councilman Merritt said when he sees the credit card bills there are a lot of purchase orders attached to it. Departments do a lot of purchasing every month.

Councilman Merritt asked if council is considering purchasing policy changes tonight as well. Chairwoman King answered yes, the purchasing policy will be changed to reflect use of a purchase order stamp. Councilman Merritt asked if the Finance committee would see the changes before they are voted on. Chairwoman King said with implementing the po stamp, you can't do one without the other. If the stamp is to be used, the policy has to be changed to reflect the use of the stamp. The three part form purchase order verbiage in the policy will be replaced with purchase order stamp. Councilman Merritt said if the stamp is approved, he would like the purchasing policy to come back to Finance for wording changes. That is how this procedure is normally done. Councilman Merritt said he doesn't see anything in the packet that reflects any changes.

The vote for the purchase order stamp and changes in the purchasing policy passed 5-1 with Councilman Merritt opposing.

- i. Consideration and action on Cell Phone Policy (Finance) – Only requires one reading

This came to committee from the HR Director. Mark has been reviewing policies and it came to his attention that we do not have a cell phone policy. A policy was drafted. The

City provides cell phones to employees and would also give the employee an allowance for using their personal cell phone if they would rather use it. If data and email is included, a \$30 monthly allowance will be given. If it is just text and voice, the city will give the employee a \$15 a month allowance.

Mark Putnam said the public works department is using flip phones and the city is paying \$30 a month for those. The guys don't really like the phones and use their personal cell phones instead. They will instead be given the \$15 a month allowance, which will save the city \$15.00 a month on the flip phones.

Chairwoman King made a motion to implement the cell phone use policy with Councilman Goodson seconding. The vote was unanimous (6-0).

j. Consideration and action on Economic Development Incentive (Finance)- Input only

This policy came to Finance from the EPD committee. Staff is often presented with questions in reference to business incentives. When a business applies for incentives, there will be a review panel that will go through the application process prior to the item coming to council for consideration. This item does not require action tonight and is for information and input only. Our city attorney and bond counsel have reviewed this policy.

Councilman Matney said EPD started discussing this in January. State law provides advantages to the state and the county, but municipalities are overlooked. The City needs to put everything in an easy to access format. This is needed and provides aggressive economic development pursuit to help us recruit more business to Mauldin.

Mayor Raines asked under Purpose where it talks about establishing a standardized set of criteria and thresholds to use City funds, assets, incentive programs and/or resources to promote capital investment, the creation of jobs, the retention of jobs, the increase of taxable property and/or the improvement of the business prospects of the City- that an increase in hospitality and business license revenues be added.

Mayor Raines then asked that in the policy where it mentions "and creates jobs with salaries and benefits higher than the region's average "be changed to equal to or greater than". Same under roman numeral 3, item 2 where it talks about wages, instead of higher than be changed to equal to or greater than.

Mayor Raines then asked about the section for fee waivers- does that also include business license and permits? Brandon said yes, it is spelled out in more detail under business license fee abatement. Mayor Raines asked if the City still has a façade improvement program. Brandon said we do, but it is dependent on GCRA funding. Mayor Raines asked that be spelled out in the policy.

Mayor Raines asked about the section regarding qualifying businesses being in business for six months or more within a calendar year. Would that be seasonal businesses? Brandon answered that creates a threshold that a business is here to operate at least six months.

Mayor Raines asked under fee waiver where it mentions utility tap fees, does the City control that? Brandon answered yes, that section covers all of the City fees. Utility tap fees are paid to the City when it is our collection system.

Mayor Raines said this is a great start to develop economic development incentives. Chairwoman King asked that any other suggestions be sent to either Brandon Madden or her.

k. Consideration and action on Carolina Power bill (EPD)- Only requires one reading

In 2016 Community Development began a series called Beachin' Friday's. After a short time, it was noted that as people left for the evening, there was not enough visible lighting to allow for attendees to safely exit the amphitheater. Work began to install lighting. After the initial lighting was installed, it was determined that there was still not sufficient lighting for attendee safety. Most of the lights along the sports center drive were out and no plan was in place to correct the issue. Staff was then directed to install bollard lighting along the sidewalk to help alleviate the issue as well as installation of other lighting needed on the property. In order to accommodate and quickly meet these needs, Carolina Power was engaged to supply and complete the work.

As of August 2018, no bill had been presented to the city for work accomplished. Each portion of the project should have included a bill, which would have been submitted for payment. In September/October Carolina Power submitted a bill in the amount of \$49,000 for all work done over the 2 year period. While the work was not complete and the bill did not match hours of work or material, staff negotiated to get these items corrected. All work has been completed as of January 2019, except lighting the front of the cultural center, not included in the current invoice. Carolina Power has submitted a corrected invoice for payment in the amount of \$44,963.18

Chairman Matney made a motion to finalize payment for the project out of H/A funding in the amount of \$44,963.18. Councilman Crosby seconded the motion. Councilwoman King asked if there was a timeline for getting the lighting done in the front of the cultural center. If not, it needs to be prioritized. It is dark and people can't see to get in and out of the building. Brandon said he would report this to council. Councilman Matney said it could be included in this upcoming budget.

Councilman Merritt said he appreciates the work Van Broad did on trying to get all of this quantified and the bill lowered. This is a bill for contractor work that has been completed. If the bill is not paid, a contractor's lien will be placed on the property. Councilman Merritt pointed out that this is comprised of five items that never had Council action. He hopes we

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have learned a lesson. This was confirmed by Mr. Broad in the committee meeting. There was verbal instruction from council members, but not formal council action. The vote to authorize payment of the bill was unanimous (6-0).

- I. Consideration and action on Participation in Municipal Match Resurfacing Program (PW)- Only requires one reading

The City's approved FY2019 budget included \$150,000 for participating in the Greenville Legislative Delegation Transportation Committee's (GLDTC) Municipal Match Resurfacing Program (MMRP). Council was notified of an additional \$20,626.14 to go toward the MMRP for a total of \$170,626.14. The additional funding has been covered through the Capital Projects Fund.

Council is requested to review the municipal participation agreement and authorize the Administrator to execute the agreement. Chairman Goodson said a cap is being put on top of the asphalt instead of repairs being made. Because the road is not being repaired, good asphalt is being placed on top of bad and we will have to pave these roads again in the next five years.

Brandon said our public works staff has not been involved when resurfacing is occurring. For this round and future rounds, a staff member will be on site. We have a better relationship now with CoTransCo and can request on Hyde Circle what Councilman Goodson is asking about regarding repairing the roads instead of capping them. These two things will improve the effectiveness of this program. Chairman Goodson asked if CoTransCo allows repairs. Brandon said the work is based on the amount of funding they have. In our case, we authorized \$170,000. It is listed out how much work can be done for that amount. Milling down a road takes a significant amount of that funding. When the list was presented to the delegation, they agreed to it. Council will see the spreadsheet that CoTransCo provides to the City on what will be done. At that point, if council wants to allocate additional money to a project, that can be done. We have already committed to \$170,000 to pave roads, not milling them down.

Brandon said Kevin Bronson and he have talked about doing exactly what Chairman Goodson is describing by bringing a list of roads that need to be repaired and how to repair them. That requires money and commitment, though. It would either be cash, pay go, or debt if we go to identifying the roads and cost for repairs. This is different than the request in front of council now. This paving year has already been committed to. Chairman Goodson said Hyde Circle will be 292 tons of asphalt put on weakened sections.



The road is in disrepair. Brandon said he could approach CoTransCo and see what could be done if council desires.

Mayor Raines said the agreement tonight is to match funding. The agreement tonight doesn't have to be that we pave the roads, it is just to match funding. Chairman Goodson said the footage has already been calculated. Mayor Raines said we are going to have driveway and drainage issues. Chairman Goodson said Hyde doesn't have curbing. That is not the issue. The issue is the road will be ruined in five years. Mayor Raines said regardless, let's approve the funding, but not the paving list.

Chairman Goodson said Ashmore Bridge was ground up and repaired. It is ugly, but not bumpy and rough like it was. It is not paved yet, but is repaired. That is what needs to be done on Hyde Circle. The roads need to be repaired, then a paving list developed.

Councilman Crosby said his road was paved about five years ago. It caused problems with driveways. The driveways are downhill from the road and lips had to be installed to keep the water from draining. He would like to go slower with the process and do the repairs that are needed.

Councilman Merritt said this paperwork says we will get 1.3 miles done for \$541,252.28. Does this include paving Holly Ridge? Brandon said the City has \$170,626.14 pledged, he GLDTC matches that. There is an additional \$200,000 from a developer that will be paid to the City and the City will give it to GLDTC for the improvements to Holly Ridge Road.

Councilman Merritt said GLDTC will get \$541,000 to pave roads inside the city limits. That is 1.3 miles. There is a paving list of approximately 5.9 miles. So for our \$541,000, we are getting 1.35 miles. Something sounds really expensive. Brandon said staff transmitted a letter to the GLDTC stating the roads and the commitment they would make. GLDTC bid that out. King Asphalt responded and said we can do this amount of roads for this amount of money. It is 1.35 miles for \$541,252.28. Councilman Merritt said he is confused about the paving list. Brandon said the list is transmitted to GLDTC. This is the entire list of roads that need to be repaved. The GLDTC takes the list and sees how far the money will get them on paving those roads. Councilman Merritt said from the whole list we get 1.35 miles for \$541,252.28. That is expensive.

Chairman Goodson said then Hyde Circle will be back on the paving list in 7 years. Councilman Merritt said there are a lot of roads to maintain. Chairman Goodson said we are starting talking about taking out a bond to repair the roads just like we repaired the



sewer. Mayor Raines asked Chairman Goodson if he would like to send this back to committee.

Brandon said GLDTC has already requested part of the funding, but he is not going to remit it. Chairman Goodson asked if Brandon would share our concerns with them. Brandon answered yes.

Chairman Goodson made a motion to send this item back to committee. Councilman Crosby seconded the motion.

Councilwoman King asked if we could vote tonight to allocate the money and decide what we are going to do about the roads at a later date. Chairman Goodson said the paving list to be done is attached and it is all or nothing. If the money is approved, the whole package is approved.

The motion to send this back to committee was unanimous (6-0).

m. Additional Use of GHA Revenues (Committee of the Whole)- Only requires one reading

Councilman Matney made a motion to consider this item informally with Councilman Crosby seconding. The vote was unanimous (6-0).

Last month, council allocated GHA revenues for several projects, leaving approximately \$75,000. Council asked staff to come back and recommend uses for the remaining money.

1. Repair of Storm drain at 105 Montclair Road (\$9,500)

In September of 1996, the City of Mauldin installed storm drain pipes and catch basins within a temporary easement located at 105 Montclair Road (see attached Drainage Easement with property map). The ground underneath the storm drain pipes has settled. It is believed the settling caused the pipes to shift which in turn caused the joints and connection points of the pipes to separate. As a result sink holes have developed in the property owners' yard directly above the pipes (see attached picture).

The City of Mauldin Street Division has developed a plan to remove the disconnected pipe and replace it with new pipe. Additionally, a catch basin connecting the pipes will be inspected for damage. If the catch basin can be repaired in place, it will be. If repairs are not practical, then a new catch basin will be installed. To properly install the repair, the new storm drain pipes will be connected into catch basins which extend from 103 to 107 Montclair Road (see attached map).

The total cost for the planned repair is \$9,500.00. This is the planned cost for materials and rental equipment.

2. Set of Replacement Pads for the Sports Center (\$4,028)

The Cardio machines on the fitness floor of the Sports Center, at times, need to have a pad repaired. A majority of the pads are custom to each individual machine. Staff has a vendor who can perform the repairs; however, when this is being completed the machine is not in use. A set of replacement pads would allow us to keep machines in service for this issue.

3. ADA Mini Bus (\$60,000)

The van that is currently being used to transport program participants is 19 years old and not in good condition. Additionally, this vehicle can not be used to transport children. The van doesn't comply with Jacob's Law. (This is a Federal law requiring double rear wheels, high back seats, and extended mirrors, as well as, others features.) A new bus that is both ADA and Jacob's Law compliant would allow for greater usage across the City's recreational programming. This vehicle would be purchased from the available options on South Carolina State procurement contract.

The total cost for the three aforementioned expenses is \$73,528.

Councilman Crosby made a motion to accept these items to be paid from remaining GHA revenues. Councilwoman King seconded the motion.

Councilman Goodson asked if the bus that was purchased last year was an ADA bus. Joe Lanahan answered no. It is just a 15 passenger mini bus. This bus would replace the existing lift bus. It would also be able to transport children and seniors. Councilman Merritt asked how many regular vans we have. Joe said there are 2. They will continue to be used for the senior program, but children cannot be transported in them. Joe said the minivan and the Tahoe were used for summer camp last year.

The vote to use the remaining GHA money for these items was 5-1 with Councilwoman King opposing.

9. Public Comment

- a. Jason Snyder: I am Jason Snyder and I live at 117 Devon Drive. I wanted to ask if everyone received my email this weekend and has read it. The noise ordinance was used to give more flexibility and determine what is a nuisance to the citizens of Mauldin. It allows the officers to not be tied to a decibel reading, but to use sound judgment to protect the rights of the citizens. However, I have found out the officers seem to be protecting the club instead of the citizens. I talked to the Sargent on Saturday night after my third call that evening to ask why I was still hearing the club. She stated " I stood outside the club and the Edward Jones building and heard the bass but determined it was not loud enough."



Why, if a citizen calls to complain about noise, is the city taking the side of the club and not using the ordinance to protect its citizens?

I have been told for the last year and a half that you are handling the situation with the club. I have been told to continue to complain as tickets and citations help create a case against the club. Not one of my complaints has been founded and no action has been taken against the club. Why? Why is my right to a peaceful night's sleep forfeited? Why is my right to enjoy the backyard with my family not important to this city? Why do my kids and family have to endure these issues for the last two years, losing sleep and having personal mental breakdowns? This situation will only die by this council doing something about it or god forbid someone does die. I am not going to bring up the shootings that have happened in this city. Make the choice.

- b. Bob Martin: I live at 126 Kingsley. I wanted to touch on what Brian talked about with the Social Security building. First of all, kudos to you on the rezoning for the other properties. However, that didn't happen with the Social Security building. It was split zoned. I am not sure but I think it was commercial in the front and residential in the back and that was rezoned despite the protests and all the people that came forward. Trees were cut down—even the big ones in the back that they were supposed to keep. There was supposed to be a buffer and if you come to the back of my house it looks good, but if you come from residential, and Mr. Merritt did, that is all you see, a big massive building. Most of us are not against development. We want things to grow and we want the tax base, but at the same time, I encourage you to step over to the residential side, the folks that vote you in, at least to tell us you are listening to us.

The buffer we have I was told was acceptable. The height doesn't even block the pavement, let alone the building. The logistics are way down and way up. You are more than welcome on my property. Brian is more affected. We are on the side, so it is not as bad. It is bad enough. I have been proactive and planted things myself. When we moved here in 2000 the property was beautiful. We had people come over and say wow, we can't even tell you are in the City. We are not against development, but at the same time, if we can have a balance and enforce the buffer. If they say it is correct, I guess I don't agree with it. We had big trees and Leland Cypresses which are wonderful next to them.

- c. Brian Patton: I want to touch a little more on what Bob was saying. When the folks came to clear the lot, the plans included a buffer. When he came in and cleared them all out, we told him this is what the plan was. He said those are not the plans I was given. When the plans were originally approved here, can the builder change those without telling you

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guys? There was a buffer. They had to move the retention pond back to get four or five more parking spots and took the trees out. I understand there is no place for the trees now. If you guys want to give the city guys \$30 for their phones, could you give us some Leland Cypress trees to plant? Obviously we can't get the other ones back. Could you put something in our yards?

The other question is, and it is more of a no-brainer, I am sorry, the proposed Dollar General, and I am not nailing it down by name, but before we start clearing lots and putting up buildings, the business incentives that Ms. King has talked about, why aren't we looking at Kmart, the buildings in Whatley Square, the ones that are already there that have parking lots and traffic lights, that are just sitting there. Why are we going to bulldoze three houses possibly, when we have vacant lots with the infrastructure already in place where we can say we will do this for you if you take this site?

Thank you guys.

- d. Jared Sargent: I would like to say thank you, Mr. Matney. The interactions that we have had have been courteous and professional unlike what I experienced this evening. You get what you give and I am respectful towards you as a result. Another example. Chief Turner, I had a conversation this morning. I was going to bring a bag of garbage in here like Miracle on 34th Street to you guys to show you what I have to pick up on a weekly basis. I just don't understand the lack of what a lot of us see as listening to our needs as residents and business owners. Completely unprofessional, the way I was approached this evening, and I don't appreciate it. So, thank you again, and again, if anyone would like to know what I was going to talk about this evening, feel free to contact me; I would appreciate it.

Brandon told council that he would like to bring the Recreation software contract back to council once it is looked at in light of the concerns council presented regarding the way the software would interact with our software and whether Finance is comfortable with it. Brandon will make sure that when the contract is negotiated that Finance and Etrak have meshed to make sure it is as seamless as possible.

10. Council requests- None

11. Executive Sessions

Councilwoman King made a motion to enter into executive for the three issues listed below. Councilman Goodson seconded the motion and the vote was unanimous (6-0).

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- a. Motion to enter into Executive Session for the consideration of a personnel matter Involving the City classification structure as allowed by State Statute Section 30-4-70 (a)(1) (Committee of the Whole)
- b. Motion to enter into Executive Session for the consideration of a contractual matter involving Family Dollar as allowed by State Statute Section 30-4-70 (a)(2) (EPD)
- c. Motion to enter into Executive Session for the consideration of contractual matters involving Metro Connects as allowed by State Statute Section 30-4-70 (a)(2) (Committee of the Whole)- Councilman Matney has a statement of recusal on file for this item.

Council came out of executive session and reconvened at 11:20 p.m. Councilman Matney reported no decisions were made and no action taken.

- d. Possible action on items discussed in executive session- Councilman Matney made a motion that the pay bands for police officer and master patrol officer be moved with the starting band going from 6 to 8 and master patrol going from 7 to 9. Councilman Crosby seconded the motion. Councilman Merritt was not present to vote. The vote was unanimous (5-0).

12. Adjournment- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk