

**MINUTES
MAULDIN CITY COUNCIL
SEPTEMBER 18, 2017
7:00 PM
COUNCIL CHAMBERS**

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

1. Call to order. – Mayor Raines
 - a. Invocation- Councilman Crosby
 - b. Pledge of Allegiance- Councilman Crosby
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; Ovarian cancer proclamation; Forrester Woods swim proclamation; Constitution Week proclamation; School Principals- State of the Schools

Pat Pomeroy reminded everyone of the ribbon cutting at Caesar's on Thursday. The Chamber Memberfest will be held on September 28th at CU ICAR.

Jeff Penz from Magic Rooster Tattoo was present to talk about the car show. There were about 100 cars there and the event was a success.

Mayor Raines read the proclamations and presented a plaque to the swim team.

Michael Peake from Mauldin High School, Chris Killian from Mauldin Middle, and Jamie Spinks from Mauldin Elementary were present to give the state of the schools.

Councilman Crosby said he had the pleasure to fly some kids in his plane and some were from Mauldin High school. He hopes he gets to do that again.

3. Reading and approval of minutes.- Council minutes August 21, 2017- Councilman Matney made a motion to approve the minutes as distributed with Councilman Goodson seconding. The vote was unanimous (7-0).
4. Public Comment.

Mary Baltz: Good evening. I live at 102 Waterloo Way in Mauldin. My husband and I started the online petition to oppose the Brooks Manor project at the corner of Brooks Road and Adams Mill. You have probably been contacted by some of my neighbors. Since it was posted on September 15th, it now has 1051 signatures. There are over 135 comments in opposition. The following statistics are noteworthy. 38% of the comments specifically address traffic and safety concerns. We don't think

our streets can hold up to 118 townhomes. 25% mention a love of greenspace and want to protect the pasture. 19% are concerned about overdevelopment in the Greenville region. 10% are worried about public works issues.

Our biggest question is the loophole which allows this multifamily development into our single family residential neighborhood. Just because a public notice is not required when a property is annexed and rezoned at the same time, we just don't think it is right. We would like you to know that we would have opposed this at the August meeting if there were notice. Without public input, we feel our voices have been taken away. We know you are not the body who will vote on this proposed development, the power to modify plans comes from the planning commission, but you represent us. We are unhappy. I hope you take the time to read StopBrooksManor.com. If you would like an analog version, you can have mine. Thank you for your time.

Jared Sargent: My address is 611 North Main Street. I have some concerns about the beautification project. It is not being well taken care of. I have spoken to other business owners about this as well. I have met with Trey and some other folks with the City. I drive into the City every day and I see that wonderful sign that says Expect Great Things. I am wondering if we can get some help. I feel that this is a reflection on my business. I would like it back because I would like to take care of it myself.

5. Report from City Administrator- Trey reported the concession stand and parking area at Springfield Park are looking good and serving us well as we began football season last month. The cultural center work continues. Trey thanked Pat and everyone associated with the train show and car show. It will be a much better facility as the surface is paved and a substantial part of the landscaping is completed. The contractor knew we had a lot of events this month and has missed some deadlines, but they are working quickly to get the project completed. It will be a great addition to the Cultural Center and the Mauldin area.

Trey said it was great to hear from the principals. Van and Trey talk about how great our Mauldin schools are when they are out recruiting.

Councilman Merritt said the calendar on the back of the report says committee meetings will be October 12th. Trey said he would find out. Committees should be October 2nd.

6. Reports from Standing Committees- The reports are on file and available.
 - 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 Merritt)
7. Unfinished Business
 - a. Consideration and action on text amendment to allow multifamily housing by conditional use (Building Codes)- This is the amendment to allow multifamily as a conditional use in C1, C2 and S1 zoning districts. Chairman Black made a motion to approve this ordinance on second reading. Councilman Goodson seconded the motion. Councilman Merritt asked on page 2, section 5, maximum density, one of the following criteria. Is that 1, then 2, or 3? Or is it one of the three? David said it is one of the three. Councilman Merritt suggested that the word or be removed for clarification.
Councilman Merritt then asked about the parking being away from the building. These are seniors. Do they have to go around the building to the parking lot. David said there will still be handicapped parking near the entrance if they need that. The intent is to move the parking to allow for the landscaping regulations the city is trying to achieve. The vote was unanimous (7-0).
 - b. Consideration and action on text amendment for off-street parking requirements (Building Codes)- Chairman Black made a motion to approve this on second reading. Councilwoman King seconded the motion. Councilman Merritt asked on page 1, under 6.1, where it starts with parking- does the or need to be removed? Trey said yes, that was a typo and will be corrected. The vote was unanimous (7-0).
 - c. Consideration and action on text amendment regarding building height and height bonuses (Building Codes)- Chairman Black made a motion to approve

this ordinance on second reading. Councilman Crosby seconded the motion. The vote was unanimous (7-0).

- d. Consideration and action on text amendment for flexible setbacks (Building Codes)- Chairman Black made a motion to accept this ordinance on second reading. Councilman Goodson seconded the motion. Councilman Merritt said there are four zonings in the ordinance concerning setbacks. Should C2 be reduced to 10 feet or up to 10 feet? Page 2 of the ordinance under front setbacks, may be reduced up to 10 feet be changed to 10 feet. Up to will be taken out. David said he did not write the ordinance, but that would make it consistent with the other zoning classifications. The vote was unanimous (7-0).

8. New Business

- a. Consideration and action on rebidding Forrester Woods drainage project (PW)- Due to the \$200,000 overage on project projections, we are asking that this project be rebid with a few changes that should help lower the costs. Forrester Woods will be asked if we can use the area near the clubhouse as a staging area, which will save money. Chairman Goodson made a motion to rebid this project with Councilman Matney seconding. The vote was unanimous (7-0).
- b. Consideration and action on post storm debris (PW)- There has been discussion that when we have bad weather and there is a lot of debris that needs to be picked up, we will relax the ordinance and pick up more than the stated maximum cubic yard amount. Currently, the maximum is four cubic yards per household per pickup. Staff is working on language to change the ordinance. On the agenda tonight is to allow the City Administrator to be able to relax this standard in the event of a storm. Chairman Goodson made a motion to allow the City Administrator to relax the requirements in the event of a storm.

Councilman Merritt asked if this new standard would be added to 34-9. They said it would add a 34-9e. Councilman Merritt asked if the six foot, six inches in diameter would be replaced with the wording regarding two men being able to load the limbs. The code on municode now states six feet long and six inches in diameter. They said we are trying to relax standards and enhance our services. There is a limit on the weight and capacity of things our equipment can pick up. Councilman Merritt said other municipalities with the same equipment we have are picking up pretty big logs.

Councilman Merritt said he wants to know if the wording is going to be changed, or just new wording added at the end. Councilman Black said after a storm if we can pick it up, we should pick it up. Item e would be added tonight saying the city administrator has the discretion to relax the standards to pick up all debris after a storm event. Councilman Merritt asked that what is on municode and what is in the council packets is the same. The vote to allow the city administrator to relax the ordinance to pick up debris after a storm was unanimous (7-0).

- c. Consideration and action on extending deadline for sewer project (PW)- There was some money left over in the sewer bond account after the projected work on the sewer was completed. Because of the overage, more work on the sewer has been done. The original deadline for sewer project completion was September 1, 2017. The contractor needs a little more time to complete the second phase of work and is asking the deadline be extended to December 1, 2017. Chairman Goodson made a motion to extend the deadline to December 1, 2017 to have all of the priority work completed. Trey said he should have mentioned during discussion on the previous item, but wanted council to know that some overtime was worked last week and the debris collection has been caught up and will now be on a regular schedule. Councilman Black seconded the motion and the vote was unanimous (7-0).

9. Public Comment

Lynn Baldwin: My name is Lynn Baldwin. I live at 410 Knollwood Drive. It has come to my attention that there are some emails regarding a discussion of speed bumps. There is a lot of back and forth by people who do want them and people who don't want them. My home is pretty far up. Over the past six years, I have become increasingly worried about the dangers created by excessive speed not only of the residents, but by workers and sometimes school buses. In addition, I am also feeling a lack of concern by the drivers of the stop sign on Kingsley. They don't stop. They go right around the corner. Our subdivision roads are very narrow. There are many areas along Knollwood that have deep ditches. It is concerning when you walk your dog, and I walk my Jack Russell about five times a day, when traffic from the west around the corner is coming. There is a wooded section and the cars zoom around and it is a straightaway out to 276.

I lived in a 200 home subdivision in Wisconsin before I moved here. We had hills, but not as many hills as we do here. The speed was a problem there, and it took an accident before the town council and HOA got together to do something about it. I was sitting on the HOA council and we picked two or three of the hardest areas. The road was circular and goes around the subdivision much like here. It is like the Indianapolis Speedway. We resolved the problem by installing stop signs at critical points. It worked very well and this could be done in Knollwood. A stop at Kingsley would keep the traffic coming around that hill anticipating a stop. There could also be one at Knollwood and Locke. Locke is there as well as Edgewood Drive. I walk 6:30 a.m., 9:30 a.m., 4:30 pm, 6:30 p.m. and 10:00 pm and I am afraid to go out and walk my dog because of the excessive speeds. I don't have an odometer so I can clock them, but I think they are going at least 40-45 mph.

Mayor Raines told Ms. Baldwin we have a traffic calming policy. They gave her his card to contact him.

Mac Stephens: 404 Knollwood Drive. I am Ms., Baldwin's neighbor. I have been a resident of Mauldin for 23 years and here in Greenville for 58 years. I am 58. I have raised three kids who went through Mauldin schools and played in Mauldin Recreation programs. I feel I am full invested in Mauldin. I am a simple man. I look at this with pros and cons. I feel like speed bumps are costly and a nuisance. For the pros, I scratched them out when I looked at those 20-25 kids that live in Forrester Woods. I would hate to think that anything would happen to those kids or our kids. Bad things happen when good people do nothing. We need to do something.

10. Council requests

Councilman Goodson asked about the gentleman on Pine Gate Drive. We took down stop signs and put in speed bumps. They said he has responded affirmatively about the results.

Councilman Crosby asked that this item be put on the public safety committee for the next meeting.

Councilman Matney thanked his neighbors for coming tonight. Traffic calming measures are a very divisive subject. The HOA has a copy of the traffic calming policy. The speed is increasing and he and Ms. King run around the neighborhood and have to jump into ditches sometimes. Councilman Matney said he has asked for increased enforcement before and was told by a former council member that was a bad idea because the neighbors would be the ones getting tickets. Councilman Matney said if they are speeding, they deserve a ticket.

Councilman Matney said he was approached about the traffic at Mauldin High school and parents stopping to drop off their children or stopping in the middle of the road at Corn Road to pick up their students. He said his understanding is that four students have been hit by cars this year in crossing unsafely. The City ordinances say the police officers can't give a citation for this. He would like the city attorney to review this and request Councilman Crosby to add this item to the public safety agenda.

Councilman Merritt said he was in line to pick up his granddaughter. People were parked in front of a sign that said no drop off or pick up. He had to drive all the way around. No one was there to make the parents move. Pickups were being done in the Ray Hopkins parking lot. He would like to discuss this as well to see what can be done.

Councilman Merritt said he had long conversations with a man named Mark about Brooks Road. On the annexation, everything that council saw seemed to fit, so it was passed on two readings. Councilman Merritt said he is a strong proponent of property rights, but in today's world, if it is going to effect my street, a notice should be posted. Should the property owner need to post something? John Duggan said state law does not permit that. City law cannot supersede state law. It is not part of the procedure. Councilman Merritt said then we would have to depend on the good graces of the property owners. John Duggan said they don't have to talk to their neighbors because the law does not require it.

Councilman Goodson said there were signs posted at Corn and Miller about meetings. Councilman Crosby said he doesn't remember that. Councilman Crosby asked why we can't cite people who are stopping in the road and why isn't there someone to tell them to move on?

Councilwoman King thanked the two people from Knollwood who spoke as well as Councilman Crosby who agreed to put this on his committee agenda. She said she runs every morning and sees the traffic speeding in excess of 40-45 mph.

Mayor Raines said he met with members of County Council and the school board. School traffic was one of the concerns that were talked about at that meeting. Mayor Raines said the school district has a traffic engineer. Councilman Crosby said he would like to have them at the committee meetings if possible. He said staff could also work with John Duggan to see what our police officers can do as well. Councilman Crosby said regarding Knollwood, he and his wife have walked through there and the traffic is bad. They will only walk on one side of the street.

John Duggan said loading and unloading of passengers is allowed except when there is signage. He was told there is signage there. John said in that case, the officers can cite them.

11. Consideration and action on executive session

State Statute Section 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 adversary positions 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).

Councilman Matney came out of executive session and reported no decisions were made and no votes were taken.

12. Possible action on items discussed in executive session- None

13. Adjournment.- Mayor Raines adjourned the meeting at 9:45 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk