

**MINUTES  
MAULDIN CITY COUNCIL  
NOVEMBER 15, 2010  
7:00 PM**

**Members present were Mayor Don Godbey, Council members Patricia Gettys, Bob Cook, Gabe Hunter, James Kennedy, Dale Black, and Michael Reynolds. City Attorney John Duggan and City Administrator Trey Eubanks were also present.**

1. Call to order.- Mayor Godbey
  - a. Invocation- Councilman Black
  - b. Pledge of Allegiance- Councilman Reynolds
  - c. Welcome- Mayor Godbey

2. Proclamations and Presentations- George McLeer, Executive Director Mauldin Cultural Center; Hospice proclamation; Education proclamation; Cookbook certificate presentation; DOT presentation; Presentation to Laura Gurley  
George McLeer reported on the activities at the cultural center and said there would be a community Christmas program on December 17<sup>th</sup>.

Certificates were presented to the cookbook committee.

Mayor Godbey read the hospice and education proclamations.

The Mauldin High School tennis team received their certificates.

Troop 376 was present working on their Gold Award.

Chris Jordan from SCDOT was present to talk about the Hwy 276 enhancement project. Bids were opened last month. There was one bidder and it was high. The project scope will be reduced and rebid in February. Work should start by the first of April. Councilman Hunter asked why there was only one bidder. Mr. Jordan answered that it could be because this project involved a lot of landscaping, so their normal bidders did not bid. Also, companies are working on other federal stimulus funded projects and could not bid on this one.

Tom Keith from Arbor Engineering showed a new rendering of the cultural center landscaping with connecting paths and fire lanes. He talked about the Veteran's memorial and a walkway that leads to the public services area.

Tommy Elrod from DOT talked about the project at 385. This is a \$65 million contract. Construction will start next month and will continue for about two years. Three new lanes will be constructed north and south bound. Councilman Black asked if there would be any consideration to the place on 385 near Bridges Road where cars hydroplane when it rains. Mr. Elrod thanked Mr. Black for bringing that problem to his attention and said he would look into it.

Leo Joyce asked how the construction on 385 would affect our local streets. Mr. Elrod said he wasn't sure it would have any impact.

Tommy Elrod then talked about the East Butler Road project. This is a GPATS-funded project. There will be turn lanes adjacent to Mauldin High School coming south on Butler from 385. New sidewalks and drainage will be constructed also. Councilman Black was concerned about the traffic congestion near his neighborhood.

3. Reading and approval of minutes.- October 18, 2010

Councilman Hunter made a motion to approve the minutes with Councilman Cook seconding. The vote was unanimous (7-0).

4. Public Comment.

- a. Joel Ann Chandler: My name is Joel Ann Chandler. I live at 125 Bridges Road in Mauldin. I am going to be the one that is most affected because I am the primary landowner. I own property on Butler Road, Bridges Road, and the corner across from the high school where the produce market is. I have lived in Mauldin all my life, although I am in the County. I am surrounded by Mauldin. This affects my livelihood in every way. I respectfully request that DOT meet with me and any other property owners to discuss viable options on this.

Personally, I would prefer not to have any of my property taken. It has been in my family since 1924. I have done everything I can to preserve my heritage and the farmland. Also, my business- I have been in business over 25 years on the corner. I don't want my market destroyed or moved. It would take away from the character of it. It is old timey and country and you don't find place like that any more. There is very little farmland left. I think making a turn lane on the high school and a turn lane from Old Bridges Road and Bridges Road would be viable. I have no plans to sell my property. I don't want any more of my property taken than is absolutely necessary.

Mayor Godbey: Mr. Elrod, this is the primary property owner there. This is a DOT road and they have the ultimate decision making power. Am I wrong?

Tommy Elrod: Since it is in the city limits, we do need your approval.

Mayor Godbey: She needs to annex into the city, so...

Joel Ann Chandler: That is not an option.

Mayor Godbey: I am looking at everything.

Joel Ann Chandler: Traffic flows smoothly except for two hours a day around school hours. It is congested then. They took 4-5 acres of our property when 385 was built to try and prevent some congestion. They also took an acre in front of the school for the sidewalk, so they have already taken a lot of my property. I want to preserve my farm, my property, and my livelihood.

Mayor Godbey: With modifications incorporated from the community, how long would construction take?

Tommy Elrod: The environmental study needs to be done, bids received in 2012 and hopefully complete construction in October of 2012.

Councilman Cook: Would you meet with the property owners before you have the public meeting? Would you meet with Leo?

Joel Ann Chandler: Leo is not directly affected.

Councilman Cook: Please set up a meeting.

Joel Ann Chandler: I met with John Gardner today. He showed me two sets of plans. One would pretty much demolish my market. That would be cost prohibitive if I have to move. I don't want that to happen at all. I certainly don't want to lose my business or my farmland.

Mayor Godbey: We want you to have every opportunity to talk to DOT and with city staff.

Joel Ann Chandler: No disrespect to Leo. They have been good neighbors for over 30 years. My market caters to a lot of people and we are open every day except Christmas Day. It is an institution. People come from everywhere to shop here. Thank you for your time.

##### 5. Report from City Administrator

Trey reported that the cookbook is being sold now at city hall and orders are being taken at the senior center, sports center, chamber of commerce, and the library.

Trey talked about the tailgate party that was held Saturday at the sports center and thanked Julia Monson, Van Brannon, and the Public Works Department for all their hard work in putting the event together.

The Christmas parade will be held November 28<sup>th</sup> at 3:00 p.m. Scott Wingo from USC will be the Grand Marshal.

130 participants took part in the health benefit fair. This was more participation than last year and it was well received.

The United Way has said we did well this year with our contributions especially considering the economy. We fell off a little from last year, but not by much,

6. Reports from Standing Committees

a. Fire (Chairman Black)

i. Reports and Communications from Fire Chief

Chief Sapp reported that grading at the new station is going well. A Columbia firefighter was killed and Mauldin will go down to help cover the station to allow the firefighters to attend the funeral.

b. Police (Chairman Cook)

i. Reports and Communications from Police Chief.

Chief Turner reported on the Chief's conference he attended in Orlando. Mayor Godbey mentioned the play about gangs that is being performed in high schools.

Work continues on achieving CALEA accreditation.

The fifth quarter event was held and was well received again. The attendance was down a little bit. There have been no fights during or after the games.

ii. Reports and Communications from Municipal Clerk of Court /

Administrative Judge – the report is on file

c. Recreation (Chairwoman Gettys)

i. Reports and Communications from Recreation Director

Van Brannon reported that the senior program continues to do well. 26 people went to Memphis and Nashville last month. Thursday is the Thanksgiving luncheon at 12:00 p.m.

Mayor Godbey mentioned the lifelong learning program at Furman and that the Senior Center may be able to partner with Furman for some classes.

Chairwoman Gettys made a motion to suspend the rules to add an item to the agenda regarding the cultural center landscaping. Councilman Cook seconded the motion to suspend the rules. The vote was unanimous (7-0) to suspend the rules to add that item.

Chairwoman Gettys made a motion to approve the design from Arbor Engineering regarding the cultural center landscaping. Councilman Cook seconded the motion. Councilman Black asked where the Veteran's memorial would be located. There will be a memorial in the front and back with a walkway in between. Councilman Reynolds voiced his concerns on the placement of the two playgrounds. He believes they are too close to Butler Road. The vote was unanimous (7-0).

ii. Cultural Center report.

d. Planning and Economic Development (Chairman Hunter)

i. Reports and Communications from Building and Zoning Director.- the report is included in the agenda packet

Mr. Nomikos reported to council that Chick-fil-a has withdrawn their application for West Butler Road, but they are interested in this market.

John Gardner reported on the economic development of the city. Laurens Road does not have the positive demographics to attract businesses like West Butler does. Also, the parcels that are available on Laurens Road have too small a footprint for fast food restaurants. It is hoped that the improvements to 276 will attract more businesses.

e. Public Works (Chairman Kennedy)

i. Reports and Communications from Public Works Director

Greg Fincher reported on the work the department is doing on the Christmas lights, tree lighting and leaf collection.

The awnings that were slated to be removed from the cultural center have been removed.

f. Finance and Policy (Chairman Reynolds)

i. Reports and Communication from Finance Director

Holly Abercrombie reported to council regarding the bond bids. BB&T's rate will be 2.66% on the general obligation bond compared to the current rate of 4.69%..

7. Unfinished Business

- a. Consideration and action on amendment to section 6:17 of the Zoning Ordinance – Building Façade (PEDC)

Chairman Hunter made a motion to accept this ordinance on second reading. Councilwoman Gettys seconded the motion and the vote was unanimous (7-0).

- b. Consideration and action on amendment to section 6:11 of the Zoning Ordinance – Sign Height/Type (PEDC)

Chairman Hunter made a motion to accept this ordinance on second reading. Councilwoman Gettys seconded the motion. The vote was unanimous (7-0).

- c. Consideration and action on annexation and rezoning of Kellett/ Crawley property on North Main Street. (Committee of the Whole)

This is the old Delta Electric Company on 276. Chairman Hunter made a motion to accept this annexation and rezoning. Councilman Kennedy seconded the motion and the vote was unanimous (7-0).

8. New Business

- a. Consideration and action on 90 day fitness challenge. (Rec)

Chairwoman Gettys made a motion to participate in this fitness challenge for 90 days. This will bring members to the sports center that may not normally join. Councilman Cook seconded the motion and the vote was unanimous (7-0).

- b. Consideration and action on amendment to section 5:8.4-1 of the Zoning Ordinance – Gas Canopies (PEDC)

Chairman Hunter made a motion to accept this ordinance on first reading. This will require gas pumps to be located on either the side or the back of the building. Councilman Black seconded the motion. Councilman Cook asked if this item had been to the Planning Commission and Peter Nomikos answered yes. The vote was unanimous (7-0).

- c. Consideration and action on Darrell Kellett property rezoning (PEDC)

Chairman Hunter made a motion to accept this ordinance on first reading. Councilwoman Gettys seconded the motion and the vote was unanimous (7-0). This is a zoning change from CRD. Councilman Cook asked if this item had been to the Planning Commission and was told it didn't have to because it is only a rezoning. John Duggan, City Attorney agreed.

- d. Consideration and action on insurance plan for 2011. (Committee of the Whole)

It is time to renew the health, dental and vision insurance for the city. A committee including department heads, our municipal clerk, and Mayor Pro Tem recommended the new plan. The co-pays and benefits will stay the same. The deductibles will increase by \$250, but be offset by a \$250 deductible reimbursement. This plan is an 8% increase from last year and is good news considering the national industry average is 12-12.5% and our loss ratio is around 95%. Councilman Hunter made a motion to approve the 2011 health plan with Councilman Kennedy seconding. Councilman Reynolds asked that this item be put on the Finance Committee agenda next year. The vote was unanimous (7-0).

- e. Consideration and action on amendment to 276 plan. (Committee of the Whole)

John Gardner reported that this would be a change to the sidewalk and curb and gutter in the Forrester Drive area and adjustments to the irrigation plans. The change would also remove two street lights and a small landscaped strip at Spinx. These changes are expected to reduce the costs by about \$90,000 compared to the original bid price. We can add back to this project if there is money left over when the new bids come back in. Councilman Reynolds made a motion to amend the motion to make sure that the timeline is communicated to DOT. Councilwoman Gettys seconded the motion for amendment. The vote for amendment was unanimous (7-0). Councilman Hunter made a motion to accept this amendment to the plan with Councilwoman Gettys seconding. The vote was unanimous (7-0).

## 9. Public Comment.

Danny Day: My name is Danny Day and I live at 912 Fargo Street. I just have a question. This 90 day fitness challenge- did I understand you say that this is free? Full access to the gym? All us full paying members just quit our memberships for three months and do the fitness challenge? I want to point out to you, and most of you as council members probably have free access to the gym, but for those of us who pay the membership and participate in most of the group classes, those are constrained. I know there is a great frustration level because you cannot get into the cycle classes or intensive interval classes. When you start the Biggest Loser Program, for about three months they get jammed, and the full paying members get very frustrated. Now you are going to do a free thing, so I go back and tell my class associates that for the next three months, we don't pay. We join the 90 day fitness challenge.

Councilman Cook: It costs the participants to participate in the fitness challenge, but they will pay it at the church. We are offering them a facility.

Danny Day: Does the church pay you?

Councilman Cook: No, but it gives some other people the opportunity to join.

Danny Day: I know members who have dropped from the full membership to the lesser membership, because you can do the classes for that. When the Biggest Loser is over with, you never see those people again. I know this because I am there all the time.

10. Council requests.

Councilman Cook said he would like the structure of the agenda looked at. Mr. Cook suggested that when the department heads do their reports, he would like for the new and old business for that department done at the same time. This way, the council meetings may be a little shorter.

Mayor Godbey asked also that we consider that committee meetings be mandatory for every committee.

11. Adjournment.- Mayor Godbey adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk