

A public hearing for CDBG and HOME funds will be held at 7:00 p.m. with the council meeting immediately following.

Imma Nwobodu from Greenville Redevelopment gave a presentation. The City will receive \$206,360 in CDBG funds and \$96,348 in HOME funds this year.

The Miller Place project has gone over budget by one million dollars. GCRA is asking for some of Mauldin's allocation to go towards the overrun. Councilman Matney asked why are we just now hearing about gap funding and why the project has not been progressing.

Ms. Nwobodu said construction stopped at the end of last year. The new bids came in at the end of November. It seems like nothing had been done, but the GCRA was waiting on new bids. Councilman Matney said all the infrastructure is in and now we are over a barrel. He would like a stronger line of communication between the City and GCRA.

Councilman Merritt asked since there was some money left in 2016, is there a pot of money that accumulates? Imma answered that the money does carry forward. The \$412,000 that was used for Miller Place infrastructure was money that was forwarded. Councilman Merritt asked what the median income is for Mauldin. Imma said for Greenville County it is \$58,200. 80% of that number is what is used to determine eligibility for housing.

Councilman Black asked if the 1400 square foot is \$255,000 per unit. There are nine buildings. Imma said that number is just for the buildings, not infrastructure or property.

Councilman Crosby requested a progress report from GCRA more frequently than once a year.

A resident asked about the application process for residency. Imma said it was first come, first served.

Public hearing was closed at 7:50 p.m.

**MINUTES
MAULDIN CITY COUNCIL
FEBRUARY 19, 2018
7:00 PM
COUNCIL CHAMBERS**

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

1. Call to order. – Mayor Raines
 - a. Invocation- Councilman Merritt
 - b. Pledge of Allegiance- Councilman Merritt
 - c. Welcome- Mayor Raines

2. Proclamations and Presentations-Mauldin Chamber

Trey reported that the police department will coordinate active shooter training with the chamber.

Mike Teachey was present from Greenville CAN. They help insure accommodations for people with disabilities. The main issue now is to ensure that new construction on buildings and things like playgrounds are ADA compliant. The law on ADA is clear. Kim Hamel was a good choice for the ADA coordinator and Mr. Teachey knows she will continue to make great strides for Mauldin. He also commended Mauldin on working with Sandy Hanebrink. Council has shown leadership that CAN will use as an example for other municipalities. He said Mauldin is the leader in the community for ADA compliance.

3. Reading and approval of minutes.- Special Called Council minutes January 12, 2018; Council minutes January 16, 2018

Councilman Matney made a motion for approval of the Special Called minutes from January 12, 2018. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

Councilman Crosby made a motion for approval of the minutes from January 16, 2018. Councilwoman King seconded the motion and the vote was unanimous (7-0).

4. Public Comment.- None

5. Report from City Administrator

The Forrester Woods drainage project public hearing was well attended last week and the project is now underway. Contract timeframe is 180 days. There are some things that are being done to provide cost savings.

6. Reports from Standing Committees

a. Building Codes (Chairman Black)

b. Recreation (Chairman Merritt)- There are some issues at the sports center that were brought to the Chairman's attention. Those issues are noted and have been forwarded to the Recreation Director for action. Some of our basketball teams are participating in championship games now.

c. Finance and Policy (Chairwoman King)

d. Public Safety (Chairman Crosby)

e. Public Works (Chairman Goodson)

f. Economic Planning and Development (Chairman Matney)

7. Unfinished Business

a. Consideration and action on Forrester Drive annexations (Building Codes)-

These properties are ready now for second reading. These are three parcels- 365, 409, and 415 Forrester Drive. Chairman Black made a motion to annex all three properties on second reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

- b. Consideration and action on cost recovery proposal (Public Safety)- First reading on this ordinance was done in December, 2017. Chairman Crosby made a motion to pass this on second reading. Councilman Matney seconded the motion. Mayor Raines said he talked to Simpsonville and Fountain Inn, who are currently using this system and they have had no problems. Chairman Crosby said our Fire Chief used this system at his former employer and has had no issues. The vote was 3-4 and the motion was defeated. Chairman Crosby, Councilman Matney and Mayor Raines voted for the motion. Councilwoman King, Councilman Merritt, Councilman Black, Councilman Goodson voted against.

8. New Business

- a. Consideration and action on CDBG resolution (Finance)- Chairwoman King made a motion to adopt this CDBG resolution including \$206,360 in CDBG funds and \$96,348 in HOME funds this year. This will also have the HOME fund allocation being pledged to the Miller Place project. Councilman Goodson seconded the motion. Councilman Goodson said he has seen bids come back higher before. The HOME Funds have been rolled over and he sees this as a good project. Councilman Matney said he doesn't want the City to penalize people who need this kind of housing, but does not like being held over a barrel for more money. He requests the City require from GCRA and open line of communication on these projects.

Councilman Merritt agreed and is also frustrated on the time line with projects at the Senior Center. It has been over a year to get anything done. Councilman Merritt said he didn't realize there were carryovers. He would like a report on those carryovers and the projects that are being worked on.

Trey said there is a report included in the packet that was just received. He said he will follow up and request monthly financial reports from GCRA.

For information, Councilman Merritt said GCRA funds are not shown on our financial reports. They are federal funds and separate. GCRA runs these projects. The City does not see any money in our coffers.

The motion to adopt the resolution was unanimous (7-0).

- b. Discussion on short term rentals (Building Codes)- Chairman Black asked council to look at the information that was put together on this item. The City will try to restrict some of the overnight rentals, but not impede on people's rights to their property. Please give any input to the City Administrator or staff.
- c. Consideration and action on establishing a CRD District (Building Codes)- Chairman Black said this is the property downtown on Main Street. Several public meetings have been held on this issue with property owners and interested parties. This went to the Planning Commission in January with no opposition from any commission member. This is 25 parcels and approximately 25 acres. The City owns several of the affected parcels. The new zoning will not change any business as they are now. No one is affected unless the current building is razed and built again. Chairman Black made a motion to pass this on first reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).
- d. Discussion on street standards (Building Codes)- Information has been provided to council for input back to committee or staff. This item is held in committee.
- e. Consideration and action on playground installation at City Center (Rec)- Chairman Merritt said this area will contain two playgrounds along with a shelter and restroom facility. The equipment was purchased through Game Time and at significant discounts. The playground equipment is here and being stored. Game Time will come in and install surfaces and equipment. We are asking for funding tonight for two swings, merry go round, shelter, installation of the equipment, fencing, surfaces, and site prep. Chairman Merritt made a motion to proceed with these items at a total of \$387,254.30. \$250,000 will come from the Recreation fund and the balance will come from H&A- \$137,254.30. Councilman Black seconded the motion.

Councilman Goodson asked if the figures came from a bid or if they are estimates. Chairman Merritt said the engineering services for the restroom would not go out to bid, because it is a professional service. Langley and Associates will be doing the engineering. Councilman Goodson asked for a proposal from Langley to look at. Joe Lanahan said he should have that this week. Chairman Merritt said the site prep would go out to bid. The vote was unanimous (7-0).

- f. Consideration and action on Senior Center gym floor (Rec)- Chairman Merritt said this floor has been there since 1989 and it is showing its age. A couple of bids were received and this will be a rolled surface. We budgeted \$75,000, and a bid from Southern Flooring came in under that . Chairman Merritt made a motion to accept the bid from Southern Flooring for not to exceed \$47,797. This bid includes painting the lining and the pickle ball floor as well. Joe Lanahan said the Mauldin Logo would also be in the floor. Councilwoman King seconded the motion and the vote was unanimous (7-0).

- g. Consideration and action on Sports Center sign (Rec)- This will be replacement of the M on the side of the Sports Center. It is our older logo. Chairman Merritt made a motion to approve the bid from Masstar Signs to place the new logo for a price of \$2,118. The funding come out of the current Recreation budget. Councilman Crosby seconded the motion. Mayor Raines asked if that included electrical. Joe Lanahan answered yes, the old electrical will be used. The vote was unanimous (7-0).
- h. Consideration and action on municipal facility lighting (PW)- Chairman Goodson said we will partner with Burdette Engineering to take care of the specs, bid process, and getting choices to vote on. This firm did our ballfield lighting process several years ago. There is a cap on the reimbursables. The lighting project will be turn key. Trey said there is one item on page 3 that speaks to the owner shall hold harmless the engineer. We will remove that item out of the contract.

Chairman Goodson made a motion to approve Burdette Engineering as the project manager for municipal lighting and to remove the hold harmless language out of the current draft of the contract. Councilman Crosby seconded the motion. Mayor Raines said the not to exceed price would be \$27,700. Chairman Goodson amended his motion to add the not to exceed price of \$27,700, which includes \$500.00 cap on reimbursables to the engineer. Councilman Merritt seconded the amendment. The vote on the amendment was unanimous (7-0).

The vote on the motion as amended was unanimous (7-0).

- i. Consideration and action on post storm debris collection (PW)- The City had received some complaints on pick-up response from debris left from storms. Chairman Goodson made a motion to insert language to allow the City Administrator the authority to lessen our ordinance so the City is able to pick up more debris after a storm event. Also included in the motion is a piggyback contract with Greenville City and Crowder Gulf, LLC if there is a disaster and a contractor needs to come in to help with FEMA and disaster coordination. The City Attorney has looked at and approved this contract. No money will be expended unless the services are needed. Councilman Crosby seconded the motion.

Councilman Merritt said the contract says it expires February 2018. Does the City of Greenville have a renewed contract with Crowder Gulf? Trey said they are working on it. Councilman Merritt said, in essence, we are voting to piggyback on a contract that does not exist. Trey said the motion that stands is if we need to engage a contractor, we would piggyback on the City of Greenville's contract, whoever it is with. The vote on the motion was unanimous (7-0).

Councilman Matney made a motion to accept the next two items as Committee of the Whole. Councilwoman King seconded the motion and the vote was unanimous (7-0).

- j. Consideration and action on Zoning Board of Appeals appointment (Committee of the Whole)- Chairman Black said this appointment will bring the board back to full membership after the resignation and passing away of one of the members, Leo Joyce. One application was received. Michael Burns was appointed to the Mauldin Zoning Board of Appeals.
- k. Consideration and action on Cultural Center project (Committee of the Whole)- Chairman Merritt said a bid was originally awarded to resurface Springfield Park at the amount of \$881,000 and install landscaping. There was also some additional work at the Cultural Center and the project has gone over the contract amount. To cover the overrun and change orders, \$106,403 is being asked for from the Hospitality and Accommodations tax fund.

Chairman Merritt would like this to go to the Recreation committee for a workshop with PW and Finance for this. He wants to do a walk through and would like a readable copy of the original project list so he can look at that and the change orders. Councilwoman King asked for a balance on H&A. A lot of expenditures seem to be hitting the fund. Councilman Goodson asked who the manager is for the project. Trey said Arbor Engineering is the project manager and Capital Construction is the contractor.

Daniel Hughes asked when the last work was done by Capital Construction. The representative from Capital said they were 99.99% complete August 22, 2017. What we are talking about now is some ADA issues, and some railing designs. Those things are now 100% completed. The changes were approved along the way. Additional work was done about two weeks ago. No payment has been made. Chairman Merritt said some of the change orders are done. He said he doesn't have a problem with that, but there are some issues with change order 1. Change orders 2 and 3 are fine.

Chairman Merritt made a motion to approve change orders 2 and 3 for a payment to Capital Construction in the amount of \$83,860. Councilwoman King seconded the motion. Councilman Matney said when we works for a client, he expects to be paid in a timely manner. If the City approved the changes to be made, the contractor needs to be paid. The vote was unanimous (7-0).

9. Public Comment

Rollin Hyust- 104 Swinton Drive. I want to thank the Mayor, Council, City Administrator, and Chief Stewart for the response for the safety of the boys to provide body armor for the fire department. It is an excellent example of doing the job expediently and keeping the city safe. Thank you very much.

Joe Sentelle- I have a concern. On the upper end of town near ICAR behind the Welcome to Mauldin sign, there is a tremendous stench. I don't know if they are throwing out rotten eggs, or what. We have two schools reasonably close with

children. I live in that area and I am starting to smell it. I don't want to lose property value. We need to find out where it is coming from and get them to help us correct it. It hasn't always been this way and it is unbearable at times.

Trey said we have been working with CF Sauer. They are having issues with the odor. Late this afternoon, Trey received an email from the manager of the facility and they have invested \$25,000 in a diagnostic unit to tell them what to do to eliminate the odor. That will be installed the week of March 9th. CF Sauer is also looking at this possibly coming from the containers. There will be a shutdown at the end of next month to drain and clean the containers and hopefully alleviate the problem. The City has received various complaints. In the summer time, it gets worse. CF Sauer has been responsive, but not as quick as we would all like.

10. Consideration and action on executive session- State Statute Section 30-4-70 (a) (5), Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

Councilman Matney made a motion to go into executive session. Councilman Merritt seconded the motion. The vote was unanimous (7-0).

11. Possible action on items discussed in executive session.

Mayor Raines reconvened the meeting and Councilman Matney reported out of executive session. No decisions were made and no action was taken.

12. Council requests- Councilman Matney wished Councilman Merritt Happy Birthday. He asked when we adjourn that we do so in memory of Leo Joyce. Councilman Merritt said he wants to go on record that we have a strong Recreation Committee and he thanks them for the effort and work.

13. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk