

**MINUTES
MAULDIN CITY COUNCIL
OCTOBER 21, 2013
7:00 PM**

Members present were Mayor Dennis Raines, Council members Bob Cook, Patricia Gettys, Gabe Hunter, Dale Black and Larry Goodson. Councilmember Scott Crosby was out of town on business. City Attorney John Duggan and City Administrator Trey Eubanks were also present.

1. Call to order. – Mayor Raines
 - a. Invocation- Councilman Black
 - b. Pledge of Allegiance- Councilman Black
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations- Mauldin Chamber; Pancreatic Cancer proclamation; Red Ribbon proclamation

Mayor Raines read both proclamations.

Trey Eubanks reported for the chamber. He reminded council that the chamber is working on their annual directory. The ICAR Memberfest went very well this year. The annual banquet is November 21st.

3. Reading and approval of minutes.- September 16, 2013- Councilman Hunter made a motion to approve the minutes with Councilwoman Gettys seconding. The vote was unanimous (6-0).
4. Public Comment.
 - a. Pat Taylor: I don't have anything written. I am still asking you please make a dog law. I am on my knees asking you for a dog law. We are really suffering with those 6 dogs next door. Two dogs there, one there, two there. It is something all the time. One day I was at the fence working and I didn't know there were any dogs around and it came at me and yelped. I had a rake in my hand and I hit the fence with the rake to scare it. That is all I could think of to do. We have trouble. The cops have already been out one time. It is trouble.

I also want to know how you can get someone's house to where it is unfit to live in. They raised 12 puppies in their kitchen. Some people went in there and said it was about two inches thick with dog hair. If you can tell me that, I would like to know. If I need to move, I will. I can't do this.

The other thing I want to tell you is I went up to County Council and the highway department was there. I have been fussing about the road up there at CF Sauer. I got to talk to the road man up there and have my name on the list to have the road fixed. I wanted you to know I am working on this myself.

5. Report from City Administrator- Trey reported there is a new animal control officer, and we would follow up on her concerns.

The health fair was very successful, with the most participants so far, 123 this year. The wellness program is a benefit to our employees and helps with our insurance renewal.

An application for funding for flood damage has been submitted to FEMA. The closure of the federal government will affect the timing of these grants, so we are waiting to hear.

The City video will be airing in the Charlotte market in November. It is on the city website.

The energy management plan is providing some City savings. New windows, insulation, lighting, and occupancy sensors have been installed throughout the City. We have had a 21% reduction in utility bills and expect that percentage to increase with the balancing of the HVAC system.

Trey read a letter from Harold Kaiser regarding the improvements to the main intersection. He thanked the City and is very happy with the new traffic lane.

Councilman Black asked if there is a buyout from FEMA, if there is money for relocation. Kim said it depends on the level of funding they may qualify for. She can tell them by address. The addresses on Brookbend would not qualify for relocation money, but would qualify for funding while their homes are being elevated.

Councilman Cook asked if there is any feedback we could receive from the City video airings. Trey said he would check with Insight and see if they would provide some information.

Councilman Goodson said he likes the energy management plan graphs and would like to see that every month. Councilman Black said he is seeing about a \$27,000 savings. Trey said he annualized the last three months of bills to come up with this estimate. Councilman Black said these numbers were just based on electrical and he would like to see gas numbers as well.

6. Reports from Standing Committees

a. Public Safety (Chairman Cook)

- i. Reports and Communications from Police Chief- Bryan Turner was out of town. The monthly report is on file. Calls for service are up 35%. 4 arrests were made in the armed robbery at Dairy Queen.
- ii. Reports and Communications from Municipal Clerk of Court / Administrative Judge- Angela Martin was out of town. Jury trials for October are completed. Staff is working on the December term.
- iii. Reports and Communications from Fire Chief.- Chief Sapp reported the response time was 2.8 minutes. 225 calls were run in September. Chief said the Fire Prevention Carnival went very well. This year's numbers were almost double last year's.

Code Red is in effect now. The emergency notifications are now working.

- b. Planning and Economic Development (Chairman Hunter)
 - i. Reports and Communications from the Economic Developer- John Gardner reported the annexation meeting with Meadowbrook went well. We have had several inquiries on 1400 Old Stage Road. One façade grant was submitted this month. There will be an initial meeting soon regarding the sidewalk on Fowler Circle. Councilman Black asked about the possibility of sidewalks being put on Miller Road near the fire station. John Gardner said Miller Road is on the long-range plan at DOT. DOT's specification for concrete pipe makes it very expensive.
 - ii. Office of Cultural Affairs report – George McLeer showed a power point for the bbq event with pictures. He thanked the city departments for helping with the program.

Councilman Cook asked about having the Christmas Parade on Sunday instead of Saturday. Some businesses are affected when the Parade is held on Saturday. George said he would mention this to the chamber.

Councilman Goodson asked if the log cabin could be decorated for Christmas and have Santa Claus in there for the children. George said he would look into that.

- c. Public Works (Chairman Goodson)
 - i. Reports and Communications from the PW Director- Mike Lambert introduced Laura Holmberg, the new PW Administrative Assistant. She brought her son, Chase, to watch a council meeting for a Scout merit badge. Leaf trucks are getting ready for the season. Parks crews are getting leaves out of the islands on Butler and 276. The Street Department is getting their equipment ready for winter. The Sewer Department is identifying creek crossings and clearing the city's lines.

Councilman Black asked how we can educate citizens on how to dispose of grass clippings and debris. The door hanger has been updated. We can

also put an article in the Gazette. A brochure is also going to be distributed to the community.

Chairman Goodson asked if limbs would be on the PW committee agenda for next month. Mike said he would have the limb and trash can reports on the agenda. Chairman Goodson also asked if we could put park lighting on the PW agenda.

d. Finance and Policy (Chairman Black)

- i. Reports and Communications from Finance Director- Holly reported the auditors are starting their second week here. Expenditures are at 84% and the ideal remaining percent is 74%, so the City is doing well so far with our budget.

e. Building Codes (Chairman Crosby)

- i. Reports and Communications from Business and Development Services Director.- Kim reported on permit activity. New tenant occupancy is on the rise as well as renovation permits. Construction activity is increasing as well. Councilman Black asked about the consultant activity. They said that now the flood activity has calmed down, staff will be able to start doing more of the inspections again and the consultant line item will go down.

Councilman Goodson asked about the business license requirement for delivery. She said if a company is coming in to deliver a good, a license is not required. A delivery service itself does not require a license. If the good requires setup or some kind of contractor to install, that is when the business license is required.

f. Recreation (Chairwoman Gettys)

- i. Reports and Communications from Recreation Director
Just under 2000 Seniors participated in programs in September. Adult basketball and softball are underway. Piloxing will be a new exercise at the Sports Center. All-stars are being picked for youth football.

Councilman Cook asked if Van could get a number of people who live in the County that come to the Senior Center. Van said he can.

Councilman Goodson said he has been talking to Janice Holcombe and Harold Sherbert about an event for Veteran's Day. Council said that is a good idea. Staff will help support the event. Councilman Black suggested calling the Patriot Guard to participate. Area Veteran's groups will be contacted about an event at the Veteran's memorial on the cultural center grounds.

The Standing Committee rules still has the Cultural Center under Recreation. We will make the change to PEDC and bring that to the November Finance committee.

7. Unfinished Business

- a. Consideration and action on annexation of 23 Old Mill Road (Committee of the Whole)- Councilman Hunter made a motion to accept this on second and final reading. Councilman Goodson seconded and the vote was unanimous (6-0).
- b. Consideration and action on rezoning of 1145 East Butler Road (Committee of the Whole)- Councilman Black made a motion to accept this ordinance on second and final reading. Councilman Hunter seconded and the vote was unanimous (6-0).

8. New Business

- a. Consideration and action on new sign ordinance (Building Codes)- Councilman Black made a motion to pass this ordinance on first reading. There can be amendments and changes before second reading. Councilman Goodson seconded the motion. Councilman Goodson has a few concerns that he has heard. First is enforcement, second is grandfathering, and third is the 60 day vacancy requirement.

Trey said enforcement was brought up at the September public hearing. We have the resources necessary to enforce the ordinance. There will be an opportunity to educate the business community and our staff on this. We

will not change the methods by which we enforce the sign ordinance. Councilman Cook said he thinks a grace period or warning would be good at first since it will take a while for everyone to understand the changes. Trey said he would send the process that we follow to Council. Our goal is compliance, we don't want to have to write tickets. John Duggan said very few people have to come to court on code violations. It is typically only people who are defiant.

Councilman Goodson asked about non-conforming signs. Trey said the September 15th meeting was productive. A lot of input from the business community was folded into the draft sign ordinance. Change in ownership of buildings triggers compliance with the sign ordinance. This is a separate phase.

Kim said any non-conforming sign now is considered grandfathered. As long as a change is not done that increases the cost of a sign or altering it to make it more non-conforming than it already is, it will be grandfathered.

Councilman Cook said he got a call the next day after the public hearing from a business owner that was told that their sign had to come down. That was not true. Councilman Cook said let's not put any non-conforming language in the ordinance. He doesn't even want to discuss it. Kim said as long as the sign is continually being used and there is not period of vacancy, no current business will be told to take their signs down.

Councilman Hunter said he would like to address temporary A frame signs. The business owners are telling him that they have lost business because they cannot put an a-frame sign out in front. Temporary signage is good for 14 days and costs \$15.

Kim said the temporary signs has been expanded. A-frame signs have been added. It used to be just banners. The department is trying to keep a balance of keeping the streets uncluttered, but keeping open special advertisement opportunities. Staff requires a permit so that we can keep track of who has temporary signs and how long they are allowed to stay in front of a business. Incidental signs do not require a permit. If a sign is not intended to advertise to street traffic, a permit is not required. There is a size limitation of 3 square feet presently.

Councilman Goodson asked about the 60 day vacancy requirement. The sign has to come down and is no longer grandfathered once the property has been vacant for 60 days. He doesn't think 60 days is enough time to get a new tenant for a vacant building. Kim said the 60 day requirement could be changed to whatever council chooses.

Councilman Goodson asked for some options to consider at the committee meeting in November.

Councilman Cook said he doesn't think the businesses should have to come in each time to get a \$15 permit for temporary signs. He would like it to be a one-time \$15 fee. John Duggan said it is council discretion on whether any

fee is charged. The business owner comes to get a permit so that the codes enforcement department knows where the signs are and when they were put up and need to come down. Mayor Raines said there is a restriction to four times a year that a business can put up a temporary sign.

Councilman Cook would like to have more discussion in a committee as a whole setting. Councilman Black suggested a one-time \$15 fee and then a phone call can be placed to the department letting them know when the business will put up the sign. Kim said that was a little harder with a multi-tenant building.

John Duggan suggested that when the business pays a one-time fee, if council decides to do this, they could submit their four times in writing. That way, no more communication is needed. If they want to amend the time, they would have to send that in writing.

The ordinance passed on first reading unanimously (6-0).

9. Public Comment

Pat Taylor said she would like an electronic sign for the front of city hall to announce meetings. Council told her that issue was going to be discussed with overall signage.

Councilwoman Gettys made a motion to go into executive session with Councilman Cook seconding. The vote was unanimous (6-0).

10. Executive session to discuss the Greenville County Recreation (Committee of the Whole)-

Executive session to discuss property acquisition (Committee of the Whole)

Council came back into session at 11:00 p.m. Councilwoman Gettys reported that no decisions were made and no action was taken on either item.

Councilman Hunter made a motion to release the City Administrator to get a property appraisal with Councilman Goodson seconding. The vote was unanimous (6-0).

11. Council requests.- None

11. Adjournment. – Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miler
Municipal Clerk