

**MINUTES
MAULDIN CITY COUNCIL
JULY 27, 2015
7:00 PM**

Members present were Mayor Dennis Raines, Council members Bob Cook, Taft Matney, Terry Merritt, Dale Black, Scott Crosby and Larry Goodson. City Attorney John Duggan and City Administrator Trey Eubanks were also present.

1. Call to order. – Mayor Raines
 - a. Invocation- Councilman Cook
 - b. Pledge of Allegiance- Councilman Cook
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations- Mauldin Chamber

Trey mentioned several business after hours and ribbon cuttings that were upcoming.
3. Reading and approval of minutes.- Council minutes June 15, 2015; Special called minutes July 6, 2015- Councilman Matney made a motion to accept the June 15, 2015 minutes with Councilman Goodson seconding. The vote was unanimous (7-0). Councilman Merritt made a motion to accept the July 6, 2015 minutes with Councilman Cook seconding. The vote was unanimous (7-0).

Councilman Goodson asked to suspend the rules to allow people to speak on items not on the agenda.

4. Public Comment.

Wayne Crick: Recently I had the experience of having a 7.5 ton air unit changed that sat on top of Cato's at Butler Square, which is the BI-LO Shopping Center located in the center of Mauldin.

I had heard several horror stories about Mauldin not being business friendly. Some of these seemed stretched all the way from time to get permitted for jobs, to nails in signs at liquor stores, to the arrogance of our codes people.

On July 6, we were given an order to change the ac unit mentioned earlier, for a company that had just purchased this center on May 1st 2015. Our contractor was given the good news that we must furnish an engineer study, as we were dealing with over 5000 sq. feet. The space this unit was serving was 3771 square and it had a front unit that handled approximately 1400 ft. of that area.

We were changing apples for apples, same weight, amperage, wire size, disconnect. Only providing a new unit. We had a master electrician look over our shoulder to make certain that we were well within code on this job. We were insured to the property owner with wc-General Liability-and umbrella coverage

First we were told what we had to do. After the codes people realized that the retail space was in a difficult situation with the outside temps being in the high 90s, they allowed us to move forward with the understanding that the engineering study would be submitted within 24 hours.

Let's talk about the good here:

We were allowed to put the unit in

We got the space cooled for the business

We were given some engineers information for contact

We were able to get the study which turned out to be one page back to the code people within the 24hrs.

The engineering firm was cordial and responsive and I found his costs very reasonable.

We were not told what would happen if we did not meet the 24 hour's deadline. However, my contractor left for vacation to make certain that he was not incarcerated. I reminded him that he could be picked up in Tennessee and extradited to South Carolina The codes inspector was friendly, helpful and considerate.

He was very firm on his stance, that he was honoring state Law.

Now let's talk about the other side of this matter.

The question is why.

Speaking to codes people around the County and as far away as Anderson, I was told same equipment, same specifications, that is all we need to have. We have final inspection and the Fire Marshall will take a look. Our neighboring Cities Simpsonville and Ft Inn were among the cities that I spoke to.

Some questions may arise here:

1. Does this Council sign off on everything put in front of them or do they examine the way the codes will be enforced?
2. Do we ask our codes people to use common sense?
3. Do we know the impact that overbearing regulations place on business people?
4. Do we know the value of the business community, it's licensing contributions, job creation, taxes and fees paid to the City?
5. Each of the Council members that I spoke to told me that something should be done about these type issues.
6. Are Reputation issues hard to overcome in a small community like Mauldin
7. Is this Council willing to go through the codes and see that they are reasonable and fair?
8. The people who administer the codes are employees of this Council, they report to this Administrator. They don't have to be everybody's enemy.
9. Why not give them fair terms to work with and encourage them to talk with people who have more experience in the line of work, who might be able to advise them on certain matters.

Finally-

If you have taken offense to being called overbearing, or inflexible or maybe insensitive, you may have it coming. These remarks are the business of this Council, this business community and its well being is in need of support of this Council. If you are right with your approach, we might should call all these other jurisdictions back and tell them that they are wrong. If the man is told that what Mauldin does honors State Law, that means that these other cities are not in South Carolina or they are violating State Law.

I am asking you, as individual Council Members to get in the game, let's be reasonable with our business community, let's get our reputation back. Let's find out was 5,000 feet is and if it applies. This is an opportunity, and it worked out well in this case. Our City Administrator would welcome that. Mr. Eubanks, you have your hair styled nice tonight.

Lastly, do we have any person on this Council that would like to tell me what to tell this new property owner, who has made a tremendous investment in the Mauldin area and has another 10 to 12 air units on top of that Center that may fail tomorrow, can I tell them they are in a business friendly City? Can you encourage me to do that? They are already hearing things. I can call and tell them either way. I prefer to say Mauldin is not perfect, we have made mistakes, but we are going to examine our codes. That shopping center will soon be 30 years old. Let's look and whatever it is, it is. We don't have to sugar coat it.

Chairman Crosby: Mr. Crick, everything you have talked about is my responsibility as Building and Zoning Chairman and I take full responsibility for it. I would appreciate very much if you or anybody else would let me know of these things. I am not retired. I get up to be at work at 7:15 a.m. and I work for somebody else. I don't get out until the end of the day. I know there are people who like to get together for breakfast and talk, but by then I am an hour and a quarter into my day, so I can't do that. The other thing on my mind is we have a young Business and Development department. We are growing and improving. I

have worked very hard from my first day as Chairman to make it as friendly as I could. To make it a storefront for Mauldin. A showroom if you will. It is the first thing they see. I need input from people like you who have experienced it. We have worked very hard to make it as friendly as we can, but without feedback, I don't know what that is. I think this example shows that even though we had a problem, it worked out ok.

A lot of people know I fly an airplane. There is a lot of redundancy in that so if one part fails, I get home safely, and I like that. I would like to think the same thing happened here. Let's fix the problem. I want to know about things like this as Chairman from citizens and business owners so I can do my day job and do this job as well. I appreciate your bringing this to my attention and it will be reviewed. I invite your participation in that as well. If you are busy, I understand. I would like you or anybody else to feel free to contact me. I have contact information on the website and I have cards with my number.

Wayne Crick: I just wanted you to hear both sides. I hope this will attract your attention to this matter. Someone did try to make this pleasant and it turned out good. I just ask for an examination of some of these things. I am glad to speak to City Council, though I prefer not to have that opportunity very often. Thank you.

5. Report from City Administrator- Trey reported on the downtown master plan meetings. There are numerous reasons to keep this in front of us and continuing to take steps to implement this.

No bids were received for Springfield Park. We have another strategy that will come through PW next week.

The BBQ event is coming along well. Mr. Merritt and Trey attending June's meeting and it will be very organized.

Trey is waiting on confirmation of one bid and the lighting should be started soon at the sports center.

Councilman Goodson asked if Springfield Park could be fast tracked. He then asked if we would contract with food trucks. Trey said we wouldn't contract with them, but could encourage them to be there.

Councilman Goodson asked if Trey would send the lighting bid to council when the confirmation is done. Trey said he would.

Councilman Merritt asked if City Center was a cut through, a city street, a thoroughfare? Trey said it is a city-owned road. Councilman Merritt asked if it was subject to speed limits and other regulations. Trey said yes.

Mayor Raines asked if the lines for the sports center lights would be buried. Trey answered they will be direct buried.

Councilman Matney said Mr. McLeer may have a good list of food trucks, but the Recreation department needed to encourage them to schedule at different times so there is not a bunch of them lined up in the parking lot at once. Trey said there are limits and distance provisions in the code, so that would be necessary to do.

6. Reports from Standing Committees

a. Finance and Policy (Chairman Black)

- i. Reports and Communications from Finance Director- Chairman Black reported that Holly would have a revenue report at the end of August for the last budget year. Small accruals are continuing to come in. She may have an estimate mid-August. Councilman Merritt asked if all expenditures would be in by the end of August as well. Holly said yes, the end of August is the cut-off. Councilman Merritt asked if budgets are getting close to going over, is there a red flag? Are there any guidelines? Trey said the budget is a snapshot in time on that date. Over the next months, things happen. The City Code allows line transfers within departments, but he doesn't do that. He wants the budget to be a good planning tool. Basically, what you see is where we actually are.

Trey said we do monitor the budgets, but there are occasions where some lines go over. He said we are glad to give council as much detail as they would like. Councilman Merritt said one month, the budgets look good, and the next month, it could be something like -26%. He said that concerns him. Trey said he would provide detail on anything specific Councilman Merritt would like.

Councilman Matney asked about the local government fund. Trey said we budgeted for the amount we got last year, and that was also the amount we received this year. Councilman Merritt said he thinks that is not anywhere close to being fully funded. Holly said that was correct.

b. Building Codes (Chairman Crosby)

Reports and Communications from Business and Development Services

Director- Kim reported more commercial permits have been pulled this year than residential permits. She showed the meetings and inspections the department is doing as well as RCI inspections. Chairman Crosby asked about number of inspections done by RCI and if the drop was because of the new staff member. Kim said the more plan reviews we have, the more RCI inspections are done. The new staff member took over the permits. The other staff member is the primary contact for business licenses and does temporary signs. We also have Ms. Foltz as the zoning specialist and the secretary to the Planning Commission and Zoning Board.

Councilman Merritt asked if he had a parcel of land that he was trying to decide whether to put houses, townhomes, apartments, or condos, what is the most involved as far as inspections and other paperwork. Kim said probably townhomes, because then you are dealing with multiple buildings and different things. You look at infrastructure with a subdivision. Councilman Merritt said if there were 20 homes that needed sewer, there would be 20 tap fees. If there are three townhomes, there will be 3 tap fees. Kim said a lot of times tap fees for subdivision are added in at the beginning.

Councilman Goodson asked about the sign on 276 where 84 Lumber used to be. Kim said that building is zoned S1, so the sign regulations are a little different and there are also three tenants in the building. Sign packages are allowed for properties over 5 acres. The sign looks so big because you measure the sign based on the elevation of the road. There is an elevation change between the property and road. The owner says that difference is 8

feet. The eight feet does not count on the sign height. The final sign will look different. This will be a multi-tenant site. By the plans that he submitted, he is in compliance with our ordinance.

Councilman Goodson asked that the building official manual be sent around to council. Councilman Goodson asked about the neighborhood meeting sign and said the bottom where the name and phone number are is hard to read until you get right up on it. Kim said she has gotten calls that people have received the notices for the meeting.

Councilman Cook said that what concerns him is if the measurements are wrong. Kim said if they are wrong, he needs to correct them. Councilman Cook said we need to make sure they are correct before he builds another sign. Kim said the sign was already in place and basically he has encapsulated it. Councilman Cook said getting back to being business friendly, we let him put it up and then tell him he needs to take it down. That is what disturbs him. Mayor Raines asked Kim to send around the plan so Council can see what is going to look like. Councilman Cook said other than the sign, the building looks good.

Councilman Matney asked when the application was submitted, inspections should have been done, and did anyone verify the measurements for the application of the signs? Councilman Matney said a stop work order could have been issued then. Kim said generally there is a sign contractor responsible for everything, but in this case because there were so many flags raised about the height, they asked him to provide verification. Generally, we accept the plans because they are done by a professional, and then we go make the final inspection.

Chairman Crosby said the owner could have halted this, but decided to proceed. Kim said he can go forward if he chooses to. The department has not issued a stop work order.

Councilman Goodson said we don't want to delay the site, so we have to rely on the plans. The facts need to be correct, though. Councilman Matney said going back to Mr. Crick's comments with swapping out the same equipment, he is concerned about that. Kim said the department is happy to sit down with council and let them know the thought process and why we have the codes we do.

c. Recreation (Chairman Merritt)

- i. Reports and Communications from Recreation Director.- Football has just under 300 participants. Summer camp is going well. Fall baseball and softball signups are taking place. Councilman Matney said he heard a lot of positive comments about football camp.

Chairman Merritt pointed out the nails on the gutters near the senior exercise room are coming out. Going into the front of the sports center, the left hand doors, the right one swings all the way out when you grab it. Van will follow up.

d. Public Safety (Chairman Cook)

- i. Reports and Communications from Police Chief- The statistics pick up during the summer. A group adults and juveniles painted some graffiti in several neighborhoods and broke in to the middle school. They were apprehended. The boys' youth academy will graduate next Friday. The Citizen's Police Academy will start next Monday at 6:00 p.m. National Night Out is next Tuesday, August 4th at the cultural center.

Councilman Black asked about body cameras. Chief Turner said several are still being tested to see what the officers might prefer and work best. Technology is improving and we are still pushing this along.

- ii. Reports and Communications from Municipal Clerk of Court / Administrative Judge- Trey reported for Angela. Jury trials just completed with 80 cases disposed of. Judge Martin is going to the FBI Citizens' Academy.

- iii. Reports and Communications from Fire Chief.- Chief Sapp reported a 2.8 minute response time with 289 total calls.

- e. Planning and Economic Development (Chairman Matney)
 - i. Reports and Communications from the Economic Developer- John Gardner reported we are continuing to work with property owners on SE Main Street and Butler on annexation. We provided some additional information to Cardinal Estates as well. The East Butler Road Corridor study meetings have been conducted with good participation. We are working with Alta Planning and Design on the Swamp Rabbit Trail. It has been suggested that we come up with our own name instead of calling everything the Swamp Rabbit.

An advanced materials firm is looking at Mauldin. Laurels Electric has begun installing street lights on East Butler. Gimme a Sign and Prison Industries have submitted way finding sign bids. Prison Industries cannot install and quoted a different material. John attended a Clemson University Economic Development summit, which was informative.

Councilman Merritt asked about the preferred direction on East Butler. He asked whose opinion the recommendation was. What was heard from the residents was the opinion to leave it alone, you are not getting my land. The consultant recommended three lanes with sidewalk and bicycle lanes. Councilman Merritt said he walked 276 and East Butler and could count the bicycles on one hand. Councilman Merritt asked if the Gimme A Sign quote included installation. John answered yes. Gimme A Sign is quoting alumi-core, which has a baked on enamel finish rather than vinyl applied sheeting.

- ii. Office of Cultural Affairs report- George McLeer reported that the cultural center has had 1100 events with about 11,000 participating. Currently, there is a capital campaign that has raised about \$30,000 with another \$10,000 pending. The Warehouse Theatre will come in and put a Shakespeare production on this weekend. As of today, all BBQ cooker slots are full. The Golden Strip Relay for Life is August 7th in Simpsonville.

Councilman Merritt asked what the \$30,000 we have raised for the cultural center is earmarked for. George said the capital campaign is restricted to brick and mortar. Councilman Merritt asked Chairman Matney about the Office of Cultural Affairs reporting to PEDC, but according to the committee rules, it comes under Recreation. He asked if that was a discussion that could be held. Chairman Matney said this could be a discussion off-line.

- f. Public Works (Chairman Goodson)
 - i. Reports and Communications from the PW Director- Mike Lambert reported on the department's activities. Work continues on the sewer, the old playground equipment was removed from Sunset. The fields are being worked on at Sunset Park. The landscaped areas along the interstate will be aerated in the fall. The Gabe Hunter memorial plaque is completed and a dedication will be held at the bbq cook-off. A severe storm hit June 18th, in which the department responded to several downed trees.

Councilman Black again asked about the hand-held GPS units for the public works trucks. Mike said he has that on his list to check into. Councilman Black then asked about the creek behind CVS on Bethel. Trey said Mr. Laemmel is pleased with the city's response. PW personnel walked the sewer line and discovered a dam that is blocking the creek and causing the problem. Mr. Laemmel has been in contact with the US Army Corps of Engineers. Trey also has a call into Les Parker from the Corps. Re-Wa has also been informed of the backup and the fact it is getting close to one of their manholes. Staff will follow-up with ReWa once they decide what they will do. Councilman Black asked if anyone had contacted the neighbor where the blockage is. He said PW used to walk the creeks after storms and things of that nature to make sure there weren't any limbs or anything that would block the creeks. Councilman Black is concerned about the health and safety regarding this issue because it is standing with stagnant water.

John Duggan said there are several church groups that we might be able to contact to see if we can get some help with this issue. There is a liability issue if the City goes on someone's private property to do work. If there is a right-of-way

easement, we will access that.

As far as creeks go, we do not have jurisdiction. Trey said the City will continue to support Mr. Laemmel. Councilman Black asked if the property owner had been contacted to see if the blockage can be cleared. Trey said ReWa is accessing how close the blockage is to their right-of-way. Councilman Black asked again if the property owner had been contacted. Trey answered not to his knowledge. The adjacent property is outside of the city limits. Trey said it is dammed on purpose. We have not contacted the owner. He is not in the city limits. Councilman Merritt said we can knock on his door and ask him to fix it or advise him what needs to be done. Councilman Black said he wants something resolved. Councilman Merritt said he knows his neighbor across the street and he will ask him to go by and knock on his door. Trey said we would send someone over there to talk to him. He also said different groups in the community helped with the last flooding event and we can do that again.

John Duggan said there are specific criteria that must be met for work by public bodies on private property. One of the elements is for a public purpose. The problem here is this is outside of our jurisdiction. The question would be if our worker's comp insurance would cover our employee if they got hurt. The second issue is this is not something in the general public interest. Defending this, on the grounds that this is private property and we are trying to help one citizen, would be hard and would probably not pass muster with our State Supreme Court. As much as all of us want to help, it is between him and the neighbor. The Corps of Engineers, ReWa and DHEC have jurisdiction over the creek. We could send him a letter or request, but beyond that would be trouble. Councilman Merritt asked if the blockage causes flooding, floods the road, and causes a car accident with someone being killed, we would argue that it is ReWa's or DHEC's problem. John Duggan said that was exactly right. The cause was not something we did or did not do. There would be no causation on our part.

Councilman Merritt asked if there was any such thing as the average depth of a manhole. Mike Lambert said 4 to as much as 30 feet deep. They are typically 6-8 feet. Councilman Merritt asked specifically about the manhole that would cover Danbury Lane. Mike said he would check on it. Councilman Merritt wondered how many gallons it would take to raise that up.

Chairman Goodson asked about mosquito spraying. Mike answered we spray every two weeks. We go around half of the city on one night and the other half the next night. Chairman Goodson asked that limb collection, sewer staffing, and Springfield Park bids, and sewer surplus be on the PW agenda for August.

Councilman Matney asked about fire ants at the parks and if they are treated for the ants. Mike said we do treat the fields. Councilman Matney said we may want to look into that.

7. Unfinished Business

- a. Consideration and action on rezoning of property located at McDougal Court and Old Mill Road (Building Codes)

This rezoning will allow the property to be used for S1. The home is in the city limits but the property is not. The structure is vacant. Chairman Crosby made a motion to pass the zoning change on second reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

- b. Consideration and action on BZA and Planning Commission appointments (Building Codes)- Rodney Neely was appointed to the Planning Commission, Leo Joyce and Joe Sentelle were appointed to the Zoning Board.

8. New Business

- a. Consideration and action on use of Recreation facilities for Cricket (Rec)-

This is for approval of allowing the use of the new property at Sunset Park for Cricket. The group is asking for nothing but the use of the land. The Cricket association will incur any costs associated with this venture.

Chairman Merritt made a motion to approve the contract use of the property

adjacent to Sunset Park via the site map which becomes part of the agreement and must be signed by the city and club representatives. Councilman Matney seconded the motion. Councilman Black asked if their liability insurance would cover anything that happened. John Duggan said that was correct. The City is named on the policy as well which means that if a lawsuit is ever brought against the City or the Kem Chho Parivar Group, the insurance company would have to defend the City at no cost. If anything else were to happen, the City would only be liable for \$300,000 and the insurance policy they hold is a one million dollar policy. The City is protected by this policy. The State Tort Claims Act limits the City's liability for any act to \$300,000.

Councilman Black asked if something drastic happened that went against the law, could we get out of the lease? John said there is a 30 day termination of this lease at any time. We may decide to utilize the property for another purpose. If we do that, we can terminate with 30 days' notice. Councilman Black asked if something illegal happens, would we have the right to terminate without the 30 day notice. John Duggan said failure of the lessee to comply with the terms of the lease will result in default and there will be immediate termination of the lease.

Councilman Goodson asked if the team was playing now. Chairman Merritt said the games are done, and some tournaments will start up. Councilman Goodson asked if it would not put us in an awkward position to tell the group we have another use for the property and they have to vacate. Chairman Merritt said we have the right to do that under the contract. Chairman Merritt also said if a lot of revenue is brought in by this group, he believes some concessions could be made even if we do decide to do something with the property.

Councilman Goodson asked if we would be able to do the bathrooms, paving streets, if we want to do that. Chairman Merritt said he doesn't know what the future holds. We have to cut the grass, and the property is lying dormant right now. The group agreed the Pitch will be placed so there is a

minor impact on the property. It will not be in the way of parking for the Easter Egg Drop. There is nothing permanent that they are putting in. We always have the right to terminate the contract with 30 days' notice.

Councilman Cook said they understand and they signed the contract.

Councilman Matney said not only do they understand the terms, but they were their idea. They have said give us 30 days to tear up what we have done and find another place to go, and we are fine with that. Why are we still discussing this? This group is going to bring money in and they are going to incur the costs.

Councilman Goodson said council is still discussing it because he has concerns. He says this is a short term contract and he doesn't understand how they are ok with something that could change in three months.

Chairman Merritt said he appreciates the discussion, but this is what they proposed. The length of the contract and everything. We are giving them an initial period of 12 months. He said this is the happiest group he has met. They live here, have businesses here, and they are getting everything they want.

The vote was 6-1 with Councilman Goodson opposing.

- b. Consideration and action on sewer bond project bids (PW)- The bid we are accepting is \$900,000 under budget. The recommendation is to award \$2,576,518 to IPR Southeast, LLC. Frazier Engineering will manage this company. Chairman Goodson made a motion to this effect. Councilman Cook seconded the motion. Councilman Black said if they identify problems that make the amount bid increase, we can bring it back to council to make a decision on what we can cut back on. Mr. Lawson said he is familiar with the contractor. This same contractor has done work in Simpsonville. The vote was unanimous (7-0).
- c. Consideration and action on annexation at Corn and Miller Roads- Lee Leopard (Committee of the Whole)

These are six different properties. We have to have six different votes in a specific order, because as the properties are annexed in, they become contiguous to their properties that can then be brought in themselves. A public hearing will be held on these properties on Wednesday at the Senior Center. City services surround the property and sewer is available. The property will be used for townhomes and a small commercial building at the corner. It will not be a convenience store. There will be no city street maintenance. There will be a statement of intent and site plan available before second reading to define this a little more. Planned Development requires more specifics before the final vote.

John Duggan complimented staff, particularly Kim Hamel and John Gardner on their work regarding these annexations. John Gardner wrote the ordinances and John could find no mistakes at all. Kim has talked to John Duggan about these and asked good questions. He said it was a pleasure working with our staff. Chairman Crosby made a motion to accept this first ordinance for annexation. Councilman Cook seconded the motion. Councilman Merritt asked if this had come before committee with a staff recommendation, site plans, and a recommendation from the planning commission. We don't have information on this and he doesn't want to vote on something he does not know all the facts about. Councilman Cook said we can take first reading on this, get the questions answered, and then have second reading after committee has considered it. Councilman Matney said the annexation and development are two different processes. The annexations can be done and the development will be discussed later. Mayor Raines said the annexations open this up for the development.

Councilman Black said he stated at an earlier meeting that he would not consider an item that has not come through committee first. Why the urgency? The sign has been up for months saying coming soon. Councilman Black said this is the first he had heard about a commercial part of his development. Councilman Black said if we were bringing this property into the city with the same zoning, he wouldn't have the same concerns. Councilman Goodson asked when the petitions were received. Trey answered July 9th. Councilman Goodson said he would like it to go through committee and the planning commission first.

John Duggan said the Planning Commission gets involved when a rezoning happens. This property has no zoning into the City yet. The Planning Commission has no jurisdiction because the property is not in the City. When it comes into the City, the City Council determines the initial zoning.

Councilman Cook asked if the Planning Commission has any authority for annexation. John Duggan said no, not at all. No legal authority. Councilman Cook said Council can annex it. John Duggan said this annexation was contingent on Council agreeing to Planned Development. Councilman Cook said that Council has more control on a Planned Development. John said yes, that is why a public hearing is always conducted before final reading. Councilman Merritt said there is a lot of flexibility with Planned Development. The council can deny certain aspects. Councilman Merritt said he asked Ms. Hamel about the sign two months ago. Terry has been no public hearing, so he has no information on this development. For the sake of transparency, this needs to be talked about and published.

Councilman Black read an excerpt from our website. The Planning Commission exists to hear annexation issues and make recommendations to the Mauldin city council. The planning commission develops and carries out a planning program for the physical, social, and economic growth of the City of Mauldin. It also takes action on preliminary and final subdivision requests, rezoning and amendment requests, as well as home occupancy and site plan submittal. The commission consists of seven members appointed by the City council. To be eligible, one must be a Mauldin City resident and cannot serve more than six consecutive years. This is incorrect and needs to be corrected on the City website. Trey said we would get the website adjusted for clarity. Councilman Merritt asked if there was a piece of paper with a bunch of signatures that need to be corrected.

Chairman Crosby said he would like to do all we can in the future to call a special meeting or whatever we need to do to have notice to council and keep everyone happy. Trey said we would work to have the Statement of intent and site plan at the Building Codes committee next week. Trey said the engineer has some draft elevations and a preliminary plan. We will urge them to get this to us by the committee meeting. Councilman Cook said he has no problem with sending this to committee. John Duggan

said a special called meeting could be called at the end of August to still get this done if there is a rush on the part of the developer. Chairman Crosby asked how late a meeting can be called after committee meetings. Trey said there is a 24 hour notice requirement. John Duggan said the motion on the table can be withdrawn or this can be tabled. Councilman Matney said we have a conglomeration of six properties that want to come in to the City. This is additional revenue. We also would like to close as many doughnut holes as we can. This allows us to get close to a neighborhood that may be interested in annexation. If we want to close these holes and get rid of the gaps, we need to look at someone who files for annexation very seriously. If we give them a hard time over annexation, we will have a reputation of not only being business unfriendly, but residentially unfriendly as well. Councilman Merritt concurred with some of the argument. We would get rid of some doughnut holes, but we would have a part that juts out. This sign has been out for two months, and now we are in a hurry.

Councilman Cook made a motion to table this until committee deals with this and have the administrator find out if there is a hurry. Councilman Goodson seconded. The vote was 6-1 with Councilman Matney dissenting.

- d. Consideration and action on annexation at Corn and Miller Roads- Don Leapard (Committee of the Whole)
- e. Consideration and action on annexation at Corn and Miller Roads- Carrie Leapard (Committee of the Whole)
- f. Consideration and action on annexation at Corn and Miller Roads- Carrie Leapard (Committee of the Whole)
- g. Consideration and action on annexation at Corn and Miller Roads (Committee of the Whole)- Carrie Leapard
- h. Consideration and action on annexation at Corn and Miller Roads (Committee of the Whole)- Norma Jean Corn

9. Public Comment- None

10. Council requests.

There will be a special called PW committee at 4:00 p.m. on Wednesday for a sewer discussion.

11. Consideration and action on executive session- personnel and contractual matters. (Committee of the Whole)- Councilman Merritt made a motion to go into executive session with Councilman Black seconding. The vote was unanimous (7-0).

The meeting was reconvened at 12:15 am. Councilman Matney reported no decisions were made and no action was taken in executive session.

12. Consideration and action on Complete PR contract extension (Committee of the Whole)

Councilman Matney made a motion to extend Complete PR's contract with the City until December 31, 2015. A memorandum of understanding will be signed by the Cultural Council. All monies will be used for capital improvements for the cultural center. Councilman Crosy seconded. The vote was unanimous (7-0).

13. Adjournment. – Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk