

**MINUTES
MAULDIN CITY COUNCIL
MAY 21, 2012
7:00 PM**

Members present were Mayor Dennis Raines, Council members Bob Cook, Gabe Hunter, Patricia Gettys, 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 Black
 - b. Pledge of Allegiance- Councilman Black
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations- Mauldin Chamber; Mauldin Cultural Center; Coca-Cola Recycle and Win overview

Carol Campbell reported that the train show and golf tournament went well. George McLeer said the Cravin Melon concert was a great success. He introduced Rick Kiernan from Convergent Non-Profit Solutions. He spoke on the initial report regarding the feasibility of doing some fundraising for the cultural center. 61 interviews were conducted and there were many positive comments on the cultural center. The citizens that were spoken to agree that the cultural center is a worthy project that should be able to raise money for continuation of programs and renovations of the building. The board will mull over the information and have a recommendation to council.

Jim Bailey and Allison Patient from Coca-Cola spoke on the Recycle and Win program. This program encourages recycling. A prize patrol would go in neighborhoods in a Toyota Prius, and a few curbside bins are picked and checked to make sure that products are being recycled properly and if they are, a \$50 Bi-lo gift card is issued. This program is being started in Columbia and is currently being done in a few cities in North Carolina and West Virginia. There is no cost to the city other than providing a mailing list of our citizens.

3. Reading and approval of minutes.- April 16, 2012; Special called May 1, 2012
Councilman Hunter made a motion to approve the April 16th minutes with
Councilman Crosby seconding. The vote was unanimous (7-0). Councilman
Hunter made a motion to approve the May 1st minutes with Councilman Crosby
seconding. The vote was unanimous (7-0).

4. Public Comment.

Leo Joyce: I will speak now so you can start thinking.

Mayor Raines: I hope that wasn't an inference that we have not been thinking.

Leo Joyce: No comment. My name is Leo Joyce and I live at 114 Old Bridges
Road. Recently, I have noticed that 385 on Bridges Road, the bridge has two
lanes on the bridge. The rest of Bridges Road on up to the high school is one
lane. It is an accident waiting to happen- two to one. Teenage drivers, people
who are late to work and late to school. Two lanes turning into one.

Dean Beatty: I live at 104 Carlton Drive. I had a simple question. What is the
difference between this and litter? They throw these out of cars. This is from a
loan place. I get yard work, tree service... I have to pick them up. Sometimes
they are draped over the mailbox and they blow away. That to me is litter. I
don't like it all over the neighborhood. I tried to find out if it was illegal, but the
lady I talked to couldn't find the answer to that.

Trey will look into this and let Mr. Beatty know.

5. Report from City Administrator

Trey reported that staff met with Kevin Laird on the 40 acre site. The report will
be submitted to the Department of Commerce for certification. A report will be
given to council next month.

The next City Center Master Plan community input meeting is May 29th at 5:00
p.m. at city hall. This meeting open to the public and citizens, business and
property owners, everyone is encouraged to weigh in on the development of our
city center master plan.

DOT is almost done with drawings and plans for improvements on our main intersection. Dedicated turn lanes will alleviate a lot of our traffic issues and pileups at rush hour. We are also waiting on 12 additional street lights for our 276 plan.

The energy management plan is still being worked on. This will be a comprehensive plan to include interior facility lighting, HVAC systems, and athletic field lights. Council will get a report at the June Public Works Committee.

6. Reports from Standing Committees

a. Planning and Economic Development (Chairman Hunter)

i. Reports and Communications from the Economic Developer

John Gardner said that several restaurants have been in contact with us about moving into Mauldin. The QuikTrip is coming along in plans for West Butler Road. The 276 corridor is going well. The beds look good now that they have been sprayed and the mulch depth is good. John brought an article on what the Handlebar did for a downtown Greenville corridor. It revitalized that end of 276.

b. Public Works (Chairman Goodson)

i. Reports and Communications from PW Director

Greg reported on the projects the department is working on. Street paving is going on now with CoTransCo. Staff went to Lexington, Beaufort, and Conway and talked to them about the Pub Works software. All three entities were happy with the product and said they would buy it again. The miracle league playground equipment is being installed as well.

c. Finance and Policy (Chairman Black)

i. Reports and Communication from Finance Director

Holly reported revenues are looking good overall. Expenditures remain steady. A major road paving expenditure is getting ready to hit. Councilman Goodson asked about our fund balance. As things are budgeted right now, the fund balance will not be increased.

d. Recreation (Chairwoman Gettys)

i. Reports and Communications from Recreation Director

Van Brannon reported that the senior program is going well. 2300 participants, 800 of which are in the fitness program. Cheerleading signups are going on now. The Golden Strip cities are working on a cooperative baseball tournament. A children's Zumba program is starting. June 1st will be the first Movies in the Park and will be held at the cultural center amphitheatre.

e. Building Codes (Chairman Crosby)

i. Reports and Communications from staff.

Trey reported that new home permits have increased significantly, about 50%, this year over last. The new homes plus the activity mentioned in PEDC will increase permit revenue hopefully soon.

f. Public Safety (Chairman Cook)

i. Reports and Communications from Police Chief

The Youth Academy is about to start. 26 boys will start in June and 26 girls in July. One of our Explorers has aged out after participation in the program since 2006. He has turned 21 and is looking at becoming a reserve officer. Calls for service are increasing. 4200 for the month of April. Warnings and traffic citations are on the decline. Councilman Cook thanked Chief for his extra patrol of people who run the red light at the main intersection.

ii. Reports and Communications from Fire Chief.

Chief Sapp reported on his calls for service.

iii. Reports and Communications from Municipal Clerk of Court /

Administrative Judge

Several jury trials are scheduled for the new budget year. Judge Salvini, Judge Brehm and Judge Martin will be attending a DUI conference.

7. Unfinished Business

- a. Consideration and action on ordinance regarding business license due date (Finance)

Chairman Black made a motion to adopt this ordinance on second reading.

Councilman Goodson seconded the motion and the vote was unanimous (7-0). This is retroactive to January 1st of this year.

8. New Business

- a. Consideration and action on City promotional video through Insight (PEDC)

This is a promotional video for the City of Mauldin that will be aired on television in 19 segments. Our obligation would be \$19,800 and will be taken out of hospitality money. This video would be City of Mauldin property. The business has been checked out and the company is reputable. Chairman Hunter made a motion to make the \$19,800 expenditure. Councilwoman Gettys seconded the motion. The vote was 5-2 with Councilman Black and Councilman Goodson opposing.

- b. Consideration and action on lease of city property (PEDC)

We have been approached by a company who would like to lease the city property at 211 North Main Street. Chairman Hunter made a motion to enter into the lease agreement with the prospective lessor. Councilman Cook seconded the motion. Councilman Black asked if there is a limit on the cost that we might come across as this space is renovated. Trey Eubanks said various contractors have come in and looked at the building. We have a latest cost estimate that does put a cap on the city's responsibility. The tenant is responsible for \$600 per year for HVAC repairs, so it will fall on the city if it is over \$600. The vote was unanimous (7-0).

- c. Consideration and action on purchase of public works software (PW)

Chairman Goodson made a motion to purchase this software. Councilman Black seconded the motion. Councilwoman Gettys asked if the yearly maintenance was budgeted. Mr. Eubanks said that could be added to a budget line item. It is \$3000 a year. The vote was unanimous (7-0).

d. Consideration and action on Adopt an Interchange (Finance)

Council has three options. Option A is to accept the grant with the city matching 20% to improve the Butler and Bridges interchange, Option B is to improve only the Butler interchange and not Bridges, and Option C would eliminate the projects altogether. Chairman Black made a motion to eliminate the project with Councilman Goodson seconding. Councilman Crosby showed some pictures of the trees that would be impacted by the project. There are over 100 that would have to be removed. Councilman Hunter said he did not think that was accurate. He said DOT would keep as many as they could.

Councilwoman Gettys said that eliminating the project is a mistake. It is an investment in the City and that is one of council's objectives. Councilman Hunter said that other cities that have done these grants have been contacted and they are all pleased with the results. Newberry said it helped them get a hotel and several restaurants. Councilman Goodson said not using this money would leave it in the fund balance. The vote was 3-4 and did not carry. Those opposing elimination were Councilwoman Gettys, Councilman Hunter, Councilman Cook, and Mayor Raines.

Councilman Hunter made a motion for option B, which is doing the Butler Road interchange, but eliminating the Bridges Road interchange. Councilman Cook asked if signage was allowed. Mr. Eubanks said it is, but would have to comply with DOT's guidelines. Councilwoman Gettys seconded the motion for option B. The vote was 4-3 with Councilman Crosby, Councilman Black and Councilman Goodson opposing.

e. Consideration and action on hiring of department head (Building Codes)

Trey asked that Kim Hamel be named the new Business and Development Services department head. Per our code, the City Administrator appoints department heads with the approval of city council. Chairman Crosby made a motion to approve Kim Hamel. Councilwoman Gettys seconded the motion. Councilman Black said that Simpsonville outsources most of their permit and inspection department. A contractor does a lot of the work. There is no department head. This saves \$200,000 a year. The contractor is paid 35% of the permit and license revenue. Councilman Black said he doesn't believe Ms. Hamel has the qualifications for the job. She has no experience in building inspection. Her experience is in planning.

Councilwoman Gettys said if we do not hire a department head, this negates all the work we have done to improve the department. She said she feels that Ms. Hamel will turn the department around. Councilman Goodson said he is disappointed we are not stepping outside the box to try something different.

Councilman Cook said we can still step outside the box. He doesn't want to be compared with Simpsonville. It is not apples with apples. We got different figures from them. All we have heard is we need to be business friendly and that is what Ms. Hamel will do. Councilman Cook called this item to question. The vote was 5-2 with Councilman Black and Councilman Goodson opposing.

f. Consideration and action on FY13 budget (Committee of the Whole)

We have had two budget workshops in March, one on the 20th and one on the 27th. Following the budget workshops, staff made changes and now has the budget as directed by council. It is over \$1,000,000 less than the current budget due to the fact that we are not funding hardly any capital equipment. There is an average 2.3% merit increase included in the budget. There are no tax or fee increases. Chairman Black made a motion to accept this budget ordinance on first reading with Councilman Crosby seconding. The vote was unanimous (7-0).

g. Consideration and action on Coca-Cola Recycle and Win (Committee of the Whole)

Councilman Hunter made a motion to participate in this program. We will provide a mailing list and help to promote the program with our website and the cable channel. Councilman Black asked if we needed to decide whether we are going to lease the Prius or not. This is not a decision we need to make now. Councilman Cook said he doesn't think we will have staff time to check the bins and that Coca-Cola should do that. Councilwoman Gettys seconded the motion and the vote was unanimous (7-0).

h. Consideration and action on intergovernmental agreement (Committee of the Whole)

Councilman Cook stated that intergovernmental agreements now have to have council authorization for the Mayor to sign. Councilman Hunter seconded the motion. Chief Turner asked that the current agreements be read into the record to show council approval. The vote was unanimous (7-0).

9. Public Comment

Joel Ann Chandler: I would like to let everyone know that the decision on the East Butler Road project is resting in the GPATS committee. DOT has not contacted me at all regarding right of way. Mr. Joyce is talking about the two lanes on the bridge. They have not contacted me. I own the property there as well at Bridges Road. All this is still up in the air and has not come to a decision. They need to take the \$\$2.2 million for this project to 276 where it will actually do some good and solve that problem. That is my suggestion. Mr. Gardner is on the study team and no one has contacted me. I am trying to find out what the next step is. All of this is affecting my business and my property.

Mayor Raines: They should contact you maybe next week.

Joel Ann Chandler: We are wide open. I appreciate all of your prayers and thoughts as well as all of my customers.

Leo Joyce: I just have one problem with leasing city property. In any case where we lease property, I hope we don't spend all kinds of money and six months later tear it down. That's all. Don't waste any money.

Mayor Raines: It is a five year lease.

10. Council requests.

Mr. Cook introduced Mr. Drummond, who was the Building Director at Greenville County.

11. Adjournment. – Mayor Raines adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk