

**Comprehensive Plan public hearing begins at 6:30 p.m.- John Gardner presented the new comprehensive plan.**

**MINUTES  
MAULDIN CITY COUNCIL  
OCTOBER 27, 2014  
7:00 PM**

**Members present were Mayor Dennis Raines, Council members Taft Matney, Bob Cook, Scott Crosby, Dale Black 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
  - a. Curtis Ingram- Not present
  - b. Fireman presentation- Councilman Cook presented the United Way Fight for Air plaques to several firefighters.
  - c. Jennifer Lawton presentation- Not present.
  - d. Pancreatic Cancer proclamation- Mayor Raines read the proclamation.
3. Reading and approval of minutes.- September 15, 2014; Special called Council October 7, 2014- Councilman Goodson asked for one change to the September 15, 2014 minutes and with that, Councilman Matney made a motion to accept the minutes. Councilman Cook seconded the motion and the vote was unanimous (6-0).

The October 7, 2014 minutes are incomplete. Councilmembers will give input to flesh out the document and they will be reconsidered at the next council meeting. Councilman Cook made a motion to table the minutes with Councilman Matney seconding. The vote was unanimous (6-0). Councilman Black asked about the city's recording system and if there was a way to have a control to it at the clerk's seat so that no one has to go to the back to turn on the equipment. He said he knew we had a digital recorder, but believes we need a backup so that the meetings will always be recorded. Councilman Goodson asked if the equipment we have it up to date. Trey said the equipment will be evaluated to make sure it is working correctly.

4. Public Comment.-

- a. Diane Kuzniar: My questions have to do with the Green property that the City is proposing to purchase. I have three questions. Why not try to use the soccer fields to see what the response is?

Councilman Matney: We have a single football fields, which is not regulation. The facility proposed will be used for not just lacrosse, but for football, and overflow parking. Right now is a prime example. If you were to leave now and go to Springfield Park, you would see cars parking on the sidewalk on Hyde Circle. It is dangerous for the children and parents who walk to the fields.

Diane Kuzniar: We have done the beautification, but up and down Main Street, all the flower beds are full of leaves and I don't understand that. When we bring these things in, we don't maintain it. I don't know if it is a money issue, or if they don't know who is responsible for it. The City wants to spend a large amount of money on land used for sports, and I get it, kids need a place to play, but we also need to beautify the City.

My other question is why don't we buy family-friendly parks instead of just parks used for sports?

Councilman Matney: Someone may have to hit me. Figuratively, not literally. We have some passive parks, and if you look at the Downtown Master Plan, it shows a lot of green space. We are beautifying the grounds at the cultural center. Mr. Goodson has done a great job in finding furniture for the exterior such as benches and swings so that families can go there to relax and eat lunch. We are looking that not just in the cultural center, but the downtown master plan. We are looking at both, but they are two separate issues.

Diane Kuzniar: Where are we in the master plan?

Councilman Matney: This is where I am going to get in trouble.

Mayor Raines: We have developers that are working on that. We need to sign an agreement with them. Also, we have had discussions and have only looked at plans for two ballfields, and the rest will be passive. Someone needs to kick me, but we have had discussions of another park- a dog park.

Diane Kuzniar: What about the high tension wires at the park? Where are they going to be moved? I certainly don't want to picnic under high tension wires.

Mayor Raines: The only thing that will be done under the high tension wires is parking, and that is allowed.

b. Wayne Crick: I have a few questions. Are participation numbers down? If so, what are we doing to bring our programs back? Are we able to maintain the facilities we currently have? Are our restrooms being kept in a reasonable fashion? Are our existing fields and play space being utilized in excess of 80%? If not, can they be reworked to accommodate the new sports programs that have been mentioned? Rugby, Lacrosse, etc. Are we committing hospitality funding for years to come?

Please explain how the most recent 4 mills of tax that Mauldin residents are paying or soon will be paying to the County for recreation programs, will fit in with this, what seems to be a major park expansion here in Mauldin. With the costs and obligations for bonds or hospitality funds, how long before Mauldin's rate will need to have an increase? Is there a Santa Claus? Mr. Eubanks? Not that you are Santa Claus.

Certified property- Does the City presently own this land or has it been donated to the City? The talk of the City funding a spec building with no lease in hand, is this someone's wish to be in the property business and can you show a guaranteed return for the taxpayers who are investing the money? Can you show certification costs and returns thus far?

Recognizing the city's interest in green space, can you advise the anticipated property costs to see this matter to completion?

Is the City driven to be in the property development business, and are we charged to compete with private investment firms? Are we reaching past our original mission, and if so, why? Describe funding and debt levels for all those to understand how these projects will impact Mauldin's financial obligation status.

With debt comes responsibility. No government should make a profit. Let's understand the taxpayer is always there. The government does not make a profit. Taxation is quite a burden. What have we done as far as debt reduction. Ronald Regan said no government program has ever gone away. When they come, they stay. It is like your in-laws.

We enjoy an excellent credit score, great services, it should be a goal to maintain and that we should be conscious of when we take on debt. This is a summary and gave me a chance to mess with Bob Cook. Is this part of our plan? I was here in the trenches when Taft Matney was someone's imagination. Let's know for sure what we are doing. People like Bob Cook and Dale Black, and I don't know this gray-headed fellow, but they have been around long enough to make sure how deep the water is before we jump in. This has been quite an exercise for me. Thank you.

John Duggan: I have your concern about recreation. I wanted to share one thing. This is a pet peeve of mine. We have had dialogue with the County and made it clear that we have the right to opt out. We are going to watch and are expecting a response from the County on what they are going to do for Mauldin citizens. They have conducted a study. We all need to plan together so that the City doesn't build tennis courts and then the County builds some down the road and we end up with too many. The County is going to have to come up with a plan of what they are going to do for Mauldin and if not we will have to take legal action.

Wayne Crick: Mauldin built their programs, they didn't grow on trees. When I was Mayor, funding was coming from Washington like water coming off a creek. There was a lot we could do from about 1977-1987. I appreciate your staying with them. Good luck with that bunch up there. They are just like Cook.

##### 5. Report from City Administrator

Trey reported the chamber had a great Memberfest that went very well. Information continues to come about ribbon cuttings and BAHs. The chamber of commerce's annual banquet is next month. Pat's husband had a medical procedure last week that went very well.

We had our wellness fair on October 14<sup>th</sup>. 104 employees participated. We are pleased with the high level of participation. Wellness programs shift the focus from treatment to prevention and require employees to take responsibility for their health. Furthermore, these programs enhance quality of life and productivity and reduce claims.

Mauldin has several projects. The entryway sign has some shadowing from the previous lettering. We will get that removed and completed.

I-385 and Butler will have new signage and one as well as City Center Drive. We have a schematic from Greenlink on the new bus shelters.

The Veteran's walk trail is complete, benches have been ordered, but the plaques have not been ordered yet. Please give input on the language of the plaques so that these can be ordered and installed by the Veteran's Day event.

Councilman Black asked why mulch was not installed at the 385 and Butler interchange. The red mud does not look good. Trey said we are looking at some stone to prevent the runoff.

Councilman Black said he doesn't think anything was put there to begin with.

Trey said we will make sure there is enough mulch and possibly grass.

Councilman Matney asked about way finding signs.

Trey said we are waiting on final approval from DOT. They may be installed by the end of this year.

## 6. Reports from Standing Committees

### a. Public Safety (Chairman Cook)

- i. Reports and Communications from Police Chief- Chief Turner was out of town for a conference.

Trey mentioned the CALEA process. The assessors were here this month for a follow-up on the renewal of our accreditation. The feedback from assessors was extremely positive. Chief Turner, Captain Tripp, Sgt. Sam Harrell, and Detective Ben Ford took the lead on this project. Councilman Goodson reminded Trey that he would like to recognize the officer that helped stop the auto and house break ins that were becoming prevalent.

- ii. Reports and Communications from Municipal Clerk of Court /

Administrative Judge- Judge Martin reported that 50 cases had been

disposed of last Friday and Jury trials will be held December 8-12.

- iii. Reports and Communications from Fire Chief.- Chief Sapp reported 209 calls. The Fire Prevention Week went very well. More kids were seen this year than in previous years. 1025 attended the activities. Councilman Goodson said there was so much interest in the kids and parents this year. They really learned a lot of fire safety tips.

- b. Planning and Economic Development (Mayor Raines)

- i. Reports and Communications from the Economic Developer

- John Gardner reported that he is still working on some annexations. Some funding was received from GPATS to look at the East Butler corridor. A right hand turn lane at Cary Street has been mentioned a few times. There is no room for a left turn lane.

- Councilman Goodson asked about cheating over for a left turn. That is what people are doing, but there is really not enough room. It is a city street but you still have to conform to the uniform manual for traffic devices. John said he has been by twice to give his card to the manager saying that we can get DOT to do a study if need be. Trey said the center line will be shifted a little toward the left at Cary Street. The Mayor asked if it could be widened on the Bi-lo side. John said it was really tight there also. Councilman Matney asked about changing parking regulations to attract new businesses in that and other shopping centers. Trey said parking will be addressed after the residential regulations are done.

- ii. Office of Cultural Affairs report

- George reported that over 1500 events have been held at the center with 21,000 people. The train show went very well. The MHS booster club held an event in the building and raised over \$16,000. They will be back to do it again next year. The bbq event was a success. For the first time, we came under budget. A lot of people pitched in to make it the best bbq event we have held so far. Preparations are underway for next year.

- Councilman Goodson mentioned that as he was driving in tonight, the sign

at the cultural center flipped over to a white background and almost blinded him. He asked if that was against our sign ordinance. George said it changes around 7:30 p.m. It is never 100 percent of light. Kim said she would check the ordinance. George will adjust the level of illumination.

c. Public Works (Chairman Goodson)

i. Reports and Communications from the PW Director

Mike showed a PowerPoint to council. New rearview cameras were installed in the garbage trucks so the driver can see what the inmates are doing. This should improve visibility and safety.

Councilman Black asked if the citizens could be educated again on how to dispose of their leaves. The residents have been piling them on both sides of the road for pickup and that blocks traffic. Councilman Matney said some of the side and cut-through streets are being forgotten for leaf pickup and asked the department to keep an eye out for that. Councilman Matney asked about the tree trimming. Mike said they have done that. Councilman Matney said the fields at all parks look awesome.

Chairman Goodson asked if we could talk about the suggestions the employees made on having a maintenance day, a clean-up day, etc.

d. Finance and Policy (Chairman Black)

i. Reports and Communications from Finance Director- Holly reported we are in the slow months of the year. Revenues are slow. That is where the fund balance comes in to get us through. We are in line with where we were last year. A meeting with the auditors will be scheduled soon. Chairman Black asked if the Greenville Water sewer revenues are being sent quarterly, or monthly. Holly said they send it monthly. Councilman Goodson asked how much fund balance would we need to get us through the months before more revenues start coming in. Holly said 3-4 million dollars.

e. Building Codes (Chairman Crosby)

i. Reports and Communications from Business and Development Director

Kim reported the commercial permit activity is still going well. A kickoff meeting was held for the new software. New sign permits are being issued.

RCI is still doing a lot of inspections for us. The Building Official is doing the plan reviews, pre-submittal meetings, as well as performing other services. The department sits down with prospective businesses and informs them what they need to submit so they are informed. Reminder postcards will be sent out soon for business licenses. The new 2% reduction if businesses are eligible will be highlighted on the postcard.

Councilman Black asked if someone comes in for a permit, can they get it now or do they have to come back. Kim said if the information is turned in by 8:00 a.m., the permit can be given the same day. If it is after that time, the permit will be issued the next day. Kim said the property has to be checked to see if it is in a flood zone and there are some other things that have to be looked at. Councilman Black said he didn't understand something like a roof, because it is on an existing building that has already been changed. Kim said they update every 10-15 years. Councilman Black said he has heard that other municipalities can give people their permits right then. Kim said the new software would help us get the permits out more quickly. They said soon the permits will be able to be filled out online.

Councilman Matney said Kim and Mike went out to look at setbacks and utilities for a neighborhood landscaping project and thanked them for doing that. Chairman Crosby asked when we were going to come to a point where it is cheaper to hire someone to do inspections than to pay RCI. They said we are monitoring this. Right now it is better to have a contractor come in as needed.

f. Recreation (Chairman Matney)

i. Reports and Communications from Recreation Director

Director. – Trey reported Seniors are recording their memories for future generations, and that is going well. There was a fashion show last month and the drama club will be performing a play. Councilman Matney will participate. Youth basketball signups started today. Football and cheerleading are wrapping up.

## 7. Unfinished Business

- a. Consideration and action on purchase of Green property (Rec)- Chairman Matney made a motion to approve this purchase with Councilman Cook seconding. Councilman Goodson said he would like to reiterate the fact that he would like the facilities we currently have to be upgraded instead of buying this property. The concession stands need to be updated with substantial food to be catered. We need to get our softball and baseball programs back to where they used to be. The restrooms need to be improved. Councilman Black said score boards are needed, the restrooms need to be improved, we have soccer fields and no one participating, there is a gymnasium at the Senior Center which is not really used. There is a lot of work we need to do with existing facilities instead of buying new property. Why is a regulation field for Little League football important now, when it hasn't been before? The tennis court at Springfield was moved and is still not overly utilized.

Chairman Matney said the facilities and restrooms need to be taken care of. He would love to see us go into a contract with a provider to run the concession stands. At the same time, crowds at Springfield are causing a safety issue. Kids practice on the soccer field. The congestion needs to be alleviated. There is no more land being made so we need to expand how we can.

Councilman Crosby said we can afford to do this with the money we have and we will not be creating debt with this purchase.

The vote was 4-2 with Councilman Black and Councilman Goodson dissenting.

## 8. New Business

- a. Consideration and action on comprehensive plan. (PEDC)- We had the comp plan public hearing tonight. This is first reading on the ordinance. Councilman Cook made a motion to accept this with Councilman Crosby seconding. Councilman Goodson asked if the planning commission's authority would change. They said no, it would stay the same. The vote was unanimous (6-0).
- b. Consideration and action on new flooring for city hall (Public Works)- The carpets are worn out and need to be replaced. We had one bid on this project. Chairman Goodson made a motion to award the contract to Bonitz Flooring for carpet tiles and LVT. Councilman Cook seconded the motion. Councilman Black asked about removal of the rubber base and if the

contractor would be responsible for fixing the sheetrock if there is any damage. They said the new molding would cover it up, but if anything that is not covered will be repaired. The vote was unanimous (6-0).

- c. Consideration and action on painting city hall (Public Works)- Three bids were received for this project. References were checked on the low bidder. Initially we were to start painting November 3<sup>rd</sup>, but we are running behind due to a delay in the council meeting to award the bid. The painting has to be done within 10 business days, Chairman Goodson made a motion to award the bid to Green Pro. Councilman Crosby seconded the motion. Councilman Black asked if the ceilings should be painted while we are painting the rest of the interior. We can do another bid at a later date if we see we need to after the other painting is completed. The vote was unanimous (6-0).
- d. Consideration and action on Zoning Ordinance Restructure (Building Codes)- This is restructuring of the table of contents for the Zoning Ordinance. Chairman Crosby made a motion to pass this ordinance on first reading with Councilman Goodson seconding. The vote was unanimous (6-0).
- e. Consideration and action on alcohol request (Rec)- Chairman Matney made a motion to approve this request with Councilman Cook seconding. Councilman Black asked about the guidelines. They said the guidelines approved by council will be followed. The vote was unanimous (6-0).
- f. Consideration and action on garden club request (Rec)- This will be a project at the Senior Center courtyard. Chairman Matney made a motion to fund up to \$10,000 from hospitality tax on this project. Councilman Cook seconded. Councilman Black said he would like to see the City fund the entire project because of all the Garden Club does. They said there has been discussion about this during a meeting last week. The City could fund up to \$10,000 and the Garden Club is amenable for paying some if necessary. Councilman Black wants to make sure we have enough money to complete the project.

RC Jones said the project should be about \$10-12,000. The lighting and sprinkling will be the most expensive. He also mentioned the sprinkler system at the cultural center. His wife and another lady have to pull a 200

foot hose around to water the plants because the sprinkler system does not work. It has been worked on several times but still is not functional. Mr. Jones said the Garden Club will get this sprinkler system working if the City can't do it. Councilman Cook asked if the City could pay anything that goes over \$10,000. The sprinkler will be part of the project as well. It was decided that Chairman Matney would withdraw his motion. A new motion was made by Councilman Black that the City fund up to \$12,000 with the sprinkler compete. Councilman Goodson seconded the motion. Councilman Crosby asked if the Garden Club should pick a contractor. They said we will work with the club. The vote was unanimous (6-0).

- g. Consideration and action on zoning ordinance amendment on non-depository financial institutions (Committee of the Whole)- This is an ordinance regarding regulating non-depository financial institutions. Restrictions will be placed on zoning of these businesses. Councilman Crosby made a motion to accept this on first reading. Councilman Cook asked if there would be a color scheme they have to conform to. Kim answered yes. Councilman Goodson asked if there was a rush on this. He just got the information. Councilman Crosby said this is a rush because we have several applications for these types of businesses. Greenville City has ramped up their standards as well and this is driving some of these businesses to us.

Councilman Black said it would be nice if Council had a heads up on this. After first reading, this will create a moratorium on these businesses. Councilman Cook asked why we couldn't discuss this at the committee meeting. Staff wanted to bring this to council so that the restrictions could start. They said it will come through committee, go through November's planning commission and then come to council for final reading. Councilman Black said he would like a notification in the future so that Council is informed. He doesn't have a problem with the intent. Councilman Matney asked about how precious metals was defined and if this was an exhaustive list of these kind of businesses.

John Duggan said these businesses can cause problems because they like to cluster. There are traffic problems, the buildings can be garish, and some of the clientele is not the best. This ordinance gets us in front of the issue to stop it before it becomes a problem like it did in Rock Hill. A moratorium will be placed on the issuance of building permits for these businesses..

Councilman Matney said he may have a potential conflict. John Duggan said the list was fleshed out with the types of businesses others have had a problem with. Councilman Matney recused himself on this initial vote. John said we can send the question to the Ethics Commission if need be.

Councilman Black asked if the businesses could be locked into one zoning. John Duggan said probably so. The vote was 5-0 with Councilman Matney recusing himself.

- h. Consideration and action on annexation of 1515 Woodruff Road (Committee of the Whole)- This item was removed from the agenda. No information was available.

## 9. Public Comment

- a. RC Jones: Sitting in that seat for five years, and sitting in that other for 8, I hate complaints. But, we have the worst permitting system in Greenville County. Last week I had to get three permits for roofs in Mauldin. I came up here 6 times. That is gasoline and time. Fountain Inn, you are there 5-6 minutes, and there is one person that works there. Simpsonville, 10-15 minutes, Greenville City you go up there, fill out the paperwork, go upstairs, give them a check and you are gone. Here we have to leave and come back. You don't have to ask whether a roof is in a flood plain, roofs are already there. If that roof was in a flood plain, you would do something. Do Let the, go. It is the hardest place to do business in Greenville County. Not on purpose, but it is. You are putting shingles on after you take them off. When I did your roof and your roof, I called Pete Nomikos, told him what I was doing, he said come get your permit. You need to work on this because it is not working. No complaints, this is just how it is.

10. Executive Session – Personnel Matter- Councilman Black asked if we had to state the purpose of this session. John said not for a personnel matter.

Councilman Cook made a motion to go into executive session with a second by Councilman Crosby. The vote was unanimous (6-0).

Councilman Cook reported that the administrator's evaluation was discussed. No action and no votes were taken. The contract was extended three more years.

11. Council requests.

12. Adjournment. – Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk