

**MINUTES  
MAULDIN CITY COUNCIL  
JUNE 18, 2018  
7:00 PM  
COUNCIL CHAMBERS**

**Members present were Mayor Dennis Raines, Council members Dale Black, Larry Goodson, Scott Crosby, Taft Matney, Carol King and Terry Merritt. Interim City Administrator Bryan Turner and City Attorney Daniel Hughes were also present.**

1. Call to order.- Mayor Raines
  - a. Invocation- Councilman Matney
  - b. Pledge of Allegiance- Councilman Matney
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; Firefighter recognitions  
There are three ribbon cuttings with the Chamber between now and the end of June. The chamber is working on a car show and working with the Center for Community Services food drive. A Charleston trip will be held with Rep Garry Smith some time in September or October.

Chief Stewart recognized firefighters for their participation in life saving events.

3. Reading and approval of minutes.- City Council minutes May 21, 2018; Special called minutes May 21, 2018, May 22, 2018, May 30, 2018, June 7, 2018

Councilman Merritt made a motion to approve the May 21, 2018 minutes with Councilman Goodson seconding. The vote was unanimous (7-0).

Councilwoman King made a motion to approve the special called May 21, 2018 minutes with Councilman Merritt seconding. The vote was unanimous (7-0).

Councilman Crosby made a motion to approve the special called May 22, 2018 minutes with Councilman Black seconding. The vote was unanimous (7-0).

Councilwoman King made a motion to approve the special called May 30, 2018 minutes with Councilman Crosby seconding. The vote was unanimous (7-0).

Councilman Matney made a motion to approve the revised special called June 7, 2018 minutes with Councilman Crosby seconding. The vote was unanimous (6-0). Councilman Black did not vote on these minutes since he was not present at the June 7<sup>th</sup> meeting.

4. Public Comment.
  - a. Tommy Shaleuly: 961 Fargo Street. I would like to say on a positive note that I am proud of the fire department. They are a first class, second to

none fire department. Let's talk about the budget. I assume some things. I will assume you will tell me you are going to raise taxes to balance the budget. This makes the taxpayer balance the budget, not council. I assume it will pass second reading tonight. With that said, my question to you is if we can't balance a budget with the economy as it is today, what are you going to do when it turns on us? And it will turn on us. It is human nature. What are we going to do when the economy turns? That is all I have to say.

5. Report from City Administrator- Interim Administrator Turner report Beachin' Fridays has had great attendance. There will be three more with the finale being on July 6<sup>th</sup>. The staff from PW will be recognized June 29<sup>th</sup> for their contributions to the landscaping and setup of the event. The market continues throughout the summer.

Prep work has begun for Hickory Lane. The area is closed to through traffic and has been advertised on social media and on the website.

Our auditors were here last week gathering information and will return in October to complete the final audit.

The Miller Road apartment complex permits were issued and footers for six of the buildings are under construction.

Speed humps were located on Crestwood Drive this week after the neighbors requested a traffic study.

6. Reports from Standing Committees- Monthly report provided
  - a. Public Works (Chairman Goodson)
  - b. Economic Planning and Development (Chairman Matney)
  - c. Building Codes (Chairman Black)
  - d. Recreation (Chairman Merritt)- Chairman Merritt spoke about the PIP grant the Ray Hopkins Senior Center received from the SC Council on Aging. The Lieutenant Governor came to Mauldin last week to present the grant which will pay for improvements to the building, including an elevator. The grant

was in the amount of \$325,000.

The Trevor Booker basketball camp was just completed. The Recreation Department received a check at the end of the camp for \$1,000.

Playgrounds are going in at the cultural center and the shelter/restroom building will be constructed soon.

- e. Finance and Policy (Chairwoman King)
- f. Public Safety (Chairman Crosby)

#### 7. Unfinished Business

- a. Consideration and action on LDR road standards (Building Codes)- The City of Mauldin maintains 82 miles of roadway. As the City continues to see a rise in the number of new residential developments proposing construction of public and private roadways it is important that the street specification and construction standards meet current engineering practice. It was suggested that the City amend our current LDR ordinance by adopting Greenville County's 2016 LDR requirements for Street Classification and Design Standards (Article 5) and Roadway Construction Standards (Article 6) and Section 8.18 Sidewalks and Crosswalks. Sidewalks will be constructed as part of each new subdivision. Chairman Black made a motion to adopt this ordinance on second reading. Councilwoman King seconded the motion. Councilman Goodson asked if sidewalks would be required. Kim said yes. Councilman Goodson said he has concerns about requiring sidewalks especially if it is on an outside street that does not connect to anything, but doesn't want to hold up this ordinance on second reading. The vote was unanimous (7-0).
- b. Consideration and action on annexation on Lakewood Drive (Building Codes)- This annexation is 144.9 acres along Lakewood, Rose Circle and Plant Drive and Murphy Lane. Chairman Black made a motion to accept this annexation on second reading. Councilman Goodson seconded the motion. The vote was unanimous (7-0).
- c. Consideration and action on a major change request for the Centerpointe Planned Development (Building Codes)- This is a major change for a planned development. This will go to the planning commission if passed tonight. Chairman Black made a motion to accept this ordinance on second reading. Councilwoman King seconded the motion. Councilman Matney asked if this vote was on the version sent out today and was answered yes. Councilman Merritt said he communicated with the HOA President and wanted to make sure that Cooper's Lake is mentioned as single family residential townhomes. This was sent out in a revised agenda summary. The vote was unanimous (7-0).

- d. Consideration and action on current budget amendment (Finance)-  
Throughout the year, council approved several projects. Due to this approval, the current budget has to be amended. Included in the amendment are two buildings purchased, the storm water project, Christmas decorations, and the Hickory Lane storm water project.

Chairwoman King made a motion to approve this ordinance on second reading. Councilman Merritt seconded the motion. Councilman Goodson asked if the Hickory Lane repair in the amount of \$125,500 could be moved from the street budget to the sewer budget. He made a motion to amend the original motion. Councilman Goodson believes the emergency storm water project on Hickory should come out of sewer since there is a sewer repair involved. Chairwoman King said she spoke to Holly about this, and it is this council's decision, but it started out in storm water. Mayor said this is two repairs going on at the same time. Councilman Goodson said the sink hole would not have appeared if not for the sewer problem.

Councilman Merritt disagreed. He said the sewer line is not damaged. It was repaired with a point repair. The sinkhole was caused by two fifteen inch drainage pipes that fed into a 30 inch drainage pipe. The sewer line is still intact. To do the repair to the 30 inch drainage pipe and the 15 inch drainage pipes, the sewer line has to be redirected. You could argue part of the repair could be charged to street and part to sewer. Councilman Merritt said this repair needs to be done ASAP and he prefers just to leave it in street. Councilman Goodson said he was under the impression that when we went up on the meter fees, that were for repairs to the sewer. Councilman Crosby seconded the amendment to the motion.

Chairwoman King said she would be ok with this if the percentages would be identified. She does not think it should all be charged to sewer. Gary Woodson said the sewer pipe had to be rerouted. There is a storm water aspect and a sewer aspect to the project. Councilman Crosby asked if the project could be split 50/50 or one third/two thirds.

Councilman Merritt said he doesn't disagree the failure is where it was paved after the sewer line was repaired. He thinks it wasn't repacked correctly. Also, storm water was moving through the pipe. He said \$15,000-\$20,000 was to be for the manhole. We are growing so we may need money in the sewer fund, but if this is needed, he is ok with it.

The vote was 4-3 on the amendment to move the \$125,500 to the sewer fund. Councilman Black, Councilman Merritt, and Councilwoman King voted against the amendment.

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

- e. Consideration and action on city budget FY 19 (Committee of the Whole)-  
Councilman Merritt made a motion to consider this item informally.  
Councilman Matney seconded the motion and the vote was unanimous (7-0).  
Chairwoman King said this budget has been worked on a lot and many

cuts have been made. The budget is balanced. There is no millage tax increase, but includes a 1% franchise fee increase. Comp/ class plan money is included in this budget. Some Public Safety salaries will be increased. The capital budget was cut by over a million dollars. All departments were affected.

Chairwoman King made a motion to adopt the budget ordinance on second reading. Councilman Matney seconded the motion. Councilman Merritt said he agrees with Mr. Shaluelly on balanced budget, but this year is the closest to being balanced between revenues and expenditures that we have had in a long time. It does include a franchise fee, but we have been behind other municipalities on this. Most others already are at 5%. To Councilman Merritt, it is a tax, because it is coming out of the residents' pockets. He likes the direction in which the budget is going. It was 3-4 workshops in until council realized the revenues had been squeezed to the limit and that something needed to be done. The budget will serve the citizens well and is tight this year.

Councilman Matney said no one took the budget lightly. The discussion was thoughtful and deliberate. We have things not under our control such as state retirement contributions. The City is not paying our public safety employees as much as neighboring municipalities are. We are insulting by telling them they are not worth much to us. We will change that and are letting them know they are worth a lot to us. They run towards things that we run away from. He said he has no problem voting for this budget. He thanked Chairwoman King for her leadership, thanked Tommy for coming to the workshops and thanked council for listening.

Councilman Goodson thanked Chairwoman King for providing leadership that makes everyone listen. Cuts had to be made. Holly was brought into the process to become more involved. The salary increase for public safety was paid for by the franchise fee increase. He said he would love for this budget to pass 7-0 for the amount of work that went into it.

Councilman Crosby said council came together on this budget. He does not like the franchise fee increase, but our public safety employees are worth it, 4 cars will be bought for the police department and they are needed, and state requirements are increasing. Departments had to tighten their belts. Eventually, new development will make budgeting a little easier with increased revenue, but change does not come quickly. This process was difficult this year.

Councilman Black thanked department heads and council. One of his concerns are that two readings must be held to increase the franchise fee. There was no mention of the fee increase in the first reading. Daniel Hughes said the fact the fee increase is included in the amended budget on second reading satisfies the requirements. Councilman Black said he has voted against the budget the last several years, but this budget has worked on as much as can be. He agrees with Mr. Shaleuly and Councilman Merritt on the balanced budget. If you have \$10 you can't spend \$15. It is more like funny money. He said if there is another tax increase next year without a

good reason, he will vote against the budget again.

Councilman Merritt said Tommy left town and missed a budget workshop and the fee went up. Tommy left town and a building fell in. We need to keep him around.

Chairwoman King thanked the department heads for doing the additional cuts. Departments understood what Council had to do. Mayor Raines thanked Chairwoman King. He said he hopes the Cheetos run out earlier next year. The vote on the budget was unanimous (7-0). Councilman Black wanted it on the record that had voted for the budget.

#### 8. New Business

- a. Consideration and action on agreement with Greenville Health System/ Greenville EMS (Public Safety)- Chairman Crosby reported that on September 14, 2017, Greenville County was awarded \$2,546,000 from the Greenville Health System (GHS) via the Greenville Health Authority (GHA) to improve access to prehospital healthcare by including more first responders into the prehospital care response configuration with Greenville County Emergency Medical Services (GCEMS). A major component to this bold initiative is partnering with fire districts throughout Greenville County to seek DHEC licensure for rapid response non transport vehicles to be included in GCEMS's response configuration. The Mauldin Fire Department has been licensed by DHEC for several years and has been meeting the "Fire District Commitment" sections of the agreement as our normal operations for medical first response. The direct benefit to the Mauldin Fire Department is reduction in training cost of employees to the EMT Basic level. Chairman Crosby made a motion to approve this agreement with GHS/GCEMS. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

#### 9. Public Comment

- a. David Allen: Good evening. I am here with my wife who is owner of Upscale Pawn Shop at 107 E East Butler Road. I put some materials on your desks and I would like to talk about ordinance 783 passed in 2014. Some of you may not have been around in that passing. I would like to talk about the precious metal dealers not being able to do that in C2 zoning. Our business as it is today is a pawn shop. It is 80% pawnshop and maybe 20% is in precious metal. I do not need this license to sell jewelry, but I do need it to pawn jewelry. Pawning is taking a product as a loan to provide people money for food or paying a bill, etc. Pawning precious metals is about 33% of our business. We have ceased this since getting a letter from the business department. This is a big portion of our business. With the precious metal business, it is not the intent that we keep the merchandise. Just as it is not the intent of a bank to foreclose on a house or a title company to repo a car, a pawn shop relies on the interest being paid back with the loan.

The background of the ordinance 783 had a couple of concerns. One was the proliferation or clustering of these types of businesses and one was the safety of the residents of Mauldin. If you look, I copied stuff off of the internet, and thank God for the internet, you can find anything, the crime rate has either stayed steady or declined. I would like to thank the Police Chief and department for that. This is from 2014. As far as the other portions, I want to make sure the stigma some people have is not true. I invite you to come to our shop and see how we do business. The fact is we give loans to people with bad credit or may not have checking accounts. We give very small loans. Most are under \$100. You can't go to a finance company and get \$100. Some places you can't get under \$1000, some places are \$300. You could not go to a bank for a \$100 loan for any reason.

Sometimes precious metals are the only thing of value someone has. They walk into my wife's store and take the ring off of their finger and ask what can I get for this? I have a bill. However, this is defined as a precious metal dealer. We have had permits provided by Greenville County Sheriff's office. I was informed the Mauldin Police Department will do in the future if we are allowed to do so. There are only five institutions that fall in the same category if you are concerned about clustering. We are the only pawn shop in Mauldin. Visit our google page. Come to our store and see how we do business. We have nothing less than a 5 star rating. Nothing less than good word of mouth.

When you talk about zoning, C2 Highway Commercial talks about establishments providing goods and services for the convenience of local residents and also the traveling public. That is exactly what we do at our store. Exactly. When you talk about the zoning you suggest we should be, services, that is a transition between commercial and industrial districts. That is not what we do. We provide services to the general public.

Another thing it talks about is reducing property values. I put a chart in your presentation to show the values have done nothing but increase since 2012. I also talk about economic development. We are building a new Starbucks, a new Verizon. Every opening has been filled by another company. We are not having an issue with economic development. On ordinance 783, maybe the precious metal section could be revised to say it doesn't have to do with what I am doing as a pawn shop. I will leave that up to you. I just want to go back to business as usual to provide what is needed by the local people of Mauldin. Jewelry is what everyone has. Whether it a wedding ring or a necklace that has been passed down from a grandmother, in order for me to take those, I have to be able to exercise my precious metal license. I will open up to questions if you have any, otherwise thank you for your time.

- b. Jayda Pierson- 116 Fairfield Drive. I am a stay at home mother of two. I am formerly a pastry chef. I used pastry to pay my way through school. In the county of Greenville, they allow cottage law. This allows you to bake from your home as long as it is less than \$15,000 a year. I am trying to get Mauldin to recognize cottage law so that I can build clientele to try and open my own business one day. I do have a small petition of people who would like for me to bake for them. I worked in two different restaurants, so I am

aware of DHEC regulations. I am also aware of dos and don'ts. I would like for this to be considered for something I could possibly do in the future.

10. Council requests- Councilman Matney said when this ordinance on precious metals came before council, he asked if this would affect pawn shops because his other job is involved with the pawn shop industry. He was told it would not. Now we see that it does. That was his fear. He can talk about this now because nothing is in front of council as a formal item. He would like to look at amending this ordinance. This type of industry has been around longer than financial institutions. This type of business helps people pay their bills and make payroll to keep their businesses afloat. Councilman Matney believes the pawn shop business has been unfairly demonized.

Councilman Crosby asked for some information about cottage law.

Mayor Raines asked Councilman Black if he could take up the pawn shop regulations in his next Building Codes committee meeting. Councilman Black said he would be glad to discuss this item as well as cottage law during the July committee meeting.

Mayor Raines thanked Bryan Turner for stepping up to become the Interim City Administrator as well as Van Broad as the Interim Assistant City Administrator.

11. Consideration and action on executive session regarding Section 30-4-70 (a) (2), discussion of negotiation incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of the claim.- annexations

Councilman Back made a motion to go into executive session to receive legal advice on annexation procedure or zoning issues on Tanner Road, Fork Shoals Road, Standing Springs Road, Adams Mill, and Neely Farm Road. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Councilman Matney reported no decisions were made and no action was taken.



- a. Possible action on items discussed in executive session. - None
12. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk