

**MINUTES
MAULDIN CITY COUNCIL
MARCH 19, 2018
7:00 PM
COUNCIL CHAMBERS**

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

1. Call to order. – Mayor Raines
 - a. Invocation- Councilman Crosby
 - b. Pledge of Allegiance- Councilman Crosby
 - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; Music proclamation; Police Explorers presentation

Mayor Raines read the music proclamation.

Sgt. McCord presented the Explorer Post participants who went to Gatlinburg for a competition. The team received first place in one of the scenarios. This is the first time in at least eight years that first place was achieved.

3. Reading and approval of minutes.- Special Called Council minutes March 12, 2018; Council minutes February 19, 2018

Councilman Goodson made a motion to approve the February 19, 2018 minutes with Councilman Matney seconding. Councilman Merritt asked for one correction. Under item F for the gym floor expenditure, the minutes read to accept the bid from Southern Flooring for not to exceed \$47,790. The number should be \$47,797. With this correction the minutes were accepted unanimously (7-0).

Councilman Crosby made a motion to accept the special called council minutes from March 12, 2018 and did not receive a second. The recorder malfunctioned and cut off fifteen minutes after the meeting started. The minutes were recreated from staff and council comments, but are still not accurate. Mayor Raines asked that the 15 minutes that were recorded be done verbatim to capture everyone's comments. Council will continue to give input on the rest until the minutes accurately reflect the actions of the meeting. Councilwoman King said she doesn't agree with some of the comments that are in red and will give input to help correct the document. The minutes will come back to April's council meeting for approval.

Councilman Goodson asked that two recorders be used in case one recorder has a malfunction. Ms. Miller answered that is normally the case. In this case, she had kept one recorder in her office because she was trying to catch up with minutes not done during her medical absence.

4. Public Comment.

Bud Greer- I live at 318 South Main Street in Mauldin. I want to request a copy of the minutes, when they are finally established, of last week's meeting. Several aspects of the project were discussed and indicated that it wasn't properly handled. I would like to find out exactly what actions were taken because if we don't follow through on this, the next one could be even more expensive. This one was expensive enough. There is an inherent problem and, I am in no position to assign blame whatsoever, but some serious problems seem to have happened. To have a copy of the minutes, it won't turn into this was important, but maybe this wasn't. I will have something to fall back on as far as what went on.

Tommy Shaleuly: 961 Fargo Street. I missed the special called council meeting last week and I would like to request a copy of the minutes as well so I can read them verbatim and understand what is going on.

Mayor Raines said the minutes are put on the website, but that takes some time. He asked that these two gentlemen be given copies of the minutes after they have been approved by council.

Trey said the minutes will not be on the website until after they are approved next month, but that we will get them to Mr. Greer and Mr. Shaluelly as soon as approved. Trey is meeting in two days with the auditor to talk to them about this audit of all documentation including pay applications, change orders, and payments from the City. Once the report is complete, it will be provided to Council.

Councilman Goodson said he thought council was going to meet with the auditors in case any member had a question of them. Mayor Raines said he thinks it is appropriate for council to meet with the auditors after the audit is complete so they can do their job and not be swayed from doing their job, which is auditing this entire project.

Daniel Hughes said that is appropriate. Mayor Raines said the auditors would give us a full report.

Councilman Merritt said he would like to follow up on Mr. Goodson's concern. This council was presented paperwork to justify what they did. He wants to make sure the auditors see what council saw and not what other copies may suddenly appear. That is his concern and why he asked for council to meet with the auditor prior to the audit commencing.

Daniel Hughes suggested that any documents be given to the auditors prior to starting the work. Councilman Merritt said that is why he wants to meet with the auditor prior to the audit.

Councilman Goodson asked Mr. Hughes to repeat what he said. Mr. Hughes said any documents that were given to council should be given to the auditors before the audit commences. This ensures they see the documents council saw when they produce the report.

Councilman Goodson asked how to handle this. Daniel said Trey could give the auditors the documents so they are looking at the same thing. Mayor Raines said they will bring back the documentation we give them and anything else they discover during the audit. Trey said they have already been provided everything council was provided. The meeting Wednesday is to go over everything with the auditors. If they ask for anything else, they will receive it. After the audit is complete, they are going to come to a special meeting of council to present the findings and take any questions council may have.

Councilman Goodson asked if the meeting would be at the completion of the audit. If something else comes up, they will have to go back into the audit to look into it again. Mayor Raines said yes, they would have to open the audit back up and dig deeper. Councilman Goodson he called Trey and said this is not a witch-hunt. Somehow this project got sideways, and council needs to know how far it got sideways. It is not a head hunting, there is an issue. He is confident the

audit will include everything and give council a comfort level with the project. Mayor Raines said it was very appropriate to ask for an audit.

Councilwoman King asked if council could be apprised of when the audit might start and an estimate on how long it will take to do. She likes the idea of having a timetable.

Russell Maio: I am not sure if this is new business, or what. I am a resident of Knollwood. We have had a storm drainage issue for a long time. I have talked to Carol King and a few others- Mark Putnam. The water is draining from up the street and coming down to a vacant lot. The vacant lot is gathering debris where they put a three foot pipe into a one foot pipe that meets underneath my driveway. My address is 110 Muirwood Court or Drive. In my opinion I have been given the run-around.

I have a right-of-way between my neighbor and me. I have taken pictures and sent them of the hole in my driveway. I have had my insurance company come in and they say it is the City of Mauldin. I have had the County there and they said it is the City and my research with the state says it is the City. So far no one has wanted to make any repairs to it and my whole driveway is caved in. I have a disabled mother that I cannot get into my house because it is a war zone and it is unsafe for the kids. Kids don't pay attention to driveways and I have this big sinkhole in the middle of my driveway. I have this on the City of Mauldin's deal that they are supposed to repair lines like this and no one wants to repair it. I get this excuse and that excuse.

My neighbor is right there and I am not allowed to repair the pipe. They were having problems with debris. My neighbor was there when they changed it from one foot to three foot pipe. The one foot pipe cannot handle three foot worth of water, so of course it is excavating underneath my driveway and next to my neighbor's land too, through the right of way. So, we need it repaired.

Mayor Raines: Have you talked to Mr. Eubanks or Mr. Woodson?

Russell Maio: I have sent them emails but haven't heard anything back.

Trey Eubanks: I have seen the emails and I know Ms. King has followed up on your behalf to see where we are. The initial review by the city attorney came back that it is not the city's responsibility. We are reviewing that again. Mr. Hughes might want to comment. We are looking again to see where the responsibility lies.

Daniel Hughes: I got an email chain forwarded to me with Ms. King, the PW Director and Trey involved. I traded voice mails with the Public Works Director last week. I am going to take a fresh look at it and I will get you a response as soon as I possibly can.

Russell Maio: That sounds great. I wouldn't have this issue if the three foot pipe hadn't been changed. I didn't change the pipe. It goes under the street. I have pictures and neighbors willing to testify that they changed it from a one foot pipe to a three foot pipe and it just doesn't make sense. Also, overlooking your code of ordinances it says if there is a natural stream, if my neighbor agrees, you have the right to go into the right-of-way and enlarge the pipe. See, I don't understand how it is coming from the vacant lot. We have also had water come over the roadway. The water came around his house and eroded the side of his house and has been underneath my house. I have huge grooves. It is causing quite the issue. The drainage goes over my yard and under my driveway down to a ravine where there is a natural stream.

Daniel Hughes: I am going to take a review of it. I have your email address. You have my phone number and I will get back with you. Thank you.

5. Report from City Administrator- Trey reported the Egg Drop will be Saturday from 12pm-4pm at Sunset Park. The Mauldin Youth Theater will hold performances of James and the Giant Peach in April. Beachin' Fridays begins on May 18th and goes through June 29th. The finale will be on July 7th and will feature fireworks.

The first budget workshop will be held on Thursday at 6:00 p.m.

The Forrester Woods storm drain project continues. The City received some good news that the value engineering should reduce the cost by about \$81,000.

The cultural center playground is underway and there is a rendering that has been sent to council.

Mauldin has been listed in the top 10 on several lists and Trey provided those lists to council for information. Also, for the 16th year in a row, the City has been awarded the GFOA award for excellence in governmental accounting.

6. Reports from Standing Committees- Monthly reports are on file
 - a. Recreation (Chairman Merritt)
 - b. Finance and Policy (Chairwoman King)
 - c. Public Safety (Chairman Crosby)
 - d. Public Works (Chairman Goodson)
 - e. Economic Planning and Development (Chairman Matney)
 - f. Building Codes (Chairman Black)
7. Unfinished Business
 - a. Consideration and action on post storm debris collection (PW)- Chairman Goodson said this ordinance will give the Administrator the authority to relax our codes so that we can pick up more debris after a storm event. The City is also looking to piggyback on a contract with the City of Greenville when they renew their contract with a company to provide storm relief in case of a major disaster. Chairman Goodson made a motion to approve the storm debris ordinance on second reading. Councilman Crosby seconded the motion and the vote was unanimous (7-0).
 - b. Consideration and action on CRD rezoning (Building Codes)- Chairman Black made a motion to adopt this ordinance on second reading. This ordinance will rezone 25 parcels of land at City Center from either C2 or I1 to CRD. Councilman Matney seconded the motion. The vote was unanimous (7-0).

8. New Business

- a. Silver Sneakers program (Rec)- Chairman Merritt advised council that the City will be participating in the national Silver Sneakers program. It is an exercise program for Seniors. The City will be paid a fee for every Senior who participates in a Silver Sneakers class. Chairman Merritt made a motion to support this program and the Recreation Director as it gets implemented. Councilwoman King seconded the motion and the vote was unanimous (7-0).
- b. Purchase of Senior bus (Rec)- Chairman Merritt reported that there is \$105,000 in capital approvals for the Senior Center. The money approved was for a new gym floor and a new Senior van. \$47,797 is being used for a new gym floor. The gym floor came in under budget. A bus will be more practical for the Seniors than a van will be as it will be easier to get in and out of and will have more room for luggage. \$57,203 is remaining for the mini bus purchase. Interstate Equipment Transportation, INC. sent in a bid in the amount of \$52,460. The purchase price of \$52,460.00 would leave \$4,743 remaining. Councilwoman King said no budget amendment is needed because the purchase of the new gym floor and this bus purchase are under the budgeted amount approved by Council.

Chairman Merritt made a motion to accept the purchase of the bus in the amount of not to exceed \$52,460 from Interstate Equipment Transportation including all taxes and fees. The funds will come out of Senior capital. Councilman Matney seconded the motion and the vote was unanimous (7-0).

- c. Consideration and action on IT service request for bids (Finance)- The City had a full IT assessment done last month by InterDev. We now need to issue a RFQ for managing all aspects of the City's IT needs. Chairwoman King made a motion to issue this RFQ. Councilman Crosby seconded the motion and the vote was unanimous (7-0).
- d. Consideration and action on consulting engineer (EPD)- Chairman Matney said we are working with a developer on a project known as Bridgeway Station and need a project manager for the installation of infrastructure for the site. We have worked with Goodwyn Mills Caywood previously and currently have a contract with them for engineering services. This will add a task order so Goodwyn Mills Caywood will oversee the infrastructure development for Bridgeway Station. The expenditure will be reimbursed by MCIP (multi county industrial park) revenue. Chairman Matney made a motion to add a task order to allow Goodwyn Mills Caywood to be the project manager for Bridgeway Station infrastructure installation. Councilwoman King seconded the motion.

Councilman Goodson asked if this item would now be shifted to the Building Codes committee. Trey said that would be appropriate. Also it could be taken up by Public Works since it involves public infrastructure. Trey will

review the standing committee rules and speak with council on which committees should be involved. Councilman Goodson asked if the City would be doing the plan reviews. Trey said we will handle inspections, permitting, and plan reviews. Goodwyn, Mills, Cawood will sit down with the contractor, review the infrastructure plans, monitor the work, and sign off on it. They will ensure the work meets our standards and specs. Goodwyn Mills Cawood will submit a report to us and be an additional oversight on the project. Councilman Goodson asked if they would look at the plans. Trey said they would be looking at road, sewer, water plan designs. The other plans will be reviewed by Business Development Services as usual.

Councilman Goodson said he has experience with GMC and they do what they say they will. They are very technical and he would like to merge the process so that staff and the engineer work together.

Councilman Crosby said it would be a good idea to have the project manager sit on all plan reviews with the BDS department. That keeps everyone informed and coordinated. Trey said that process has already started. RCI and Kim have already had an initial meeting with GMC to talk about the project. This was done in order to draft the task order to consider tonight. Councilman Goodson asked if this contract was specifically for this project, not city-wide. Trey said just for Bridgeway Station.

Councilman Merritt followed up on Councilman Goodson's comments and said on the task order 18-01- task 1 Project Manager it states that Goodwyn Mills Cawood would act as an extension of the project management staff. Who is the project management staff? Councilman Goodson said Kim and her staff know what they need to do, but wanted to make sure no toes get stepped on between her office and the engineer.

Mayor Raines reiterated that all costs for the infrastructure would be reimbursed by MCIP revenue.

The vote regarding the task order with GMC was unanimous (7-0).

- e. Consideration and action on establishing an Urban Village zoning designation (Building Codes)- Chairman Black made a motion to create a Urban Village District on first reading. This will be a walkable district. Bridgeway Station would be the first project with this designation. It went to the planning commission and February with a unanimous vote. Councilman Goodson seconded the motion. The vote was unanimous (7-0).

9. Public Comment- None

10. Council requests-

Councilman Goodson said he has had the privilege of eating dinner at several restaurants in Fountain Inn. They have restaurants everywhere. Van Broad said he could take him on a tour of restaurants in the City of Mauldin. Councilman Goodson said Fountain Inn has neat restaurants and we need to get those types of places here.

11. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller
Municipal Clerk