

**MINUTES  
MAULDIN CITY COUNCIL  
JANUARY 22, 2019  
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 John Duggan and City Administrator Brandon Madden were also present.**

1. Call to order.- Mayor Raines
  - a. Invocation- Councilwoman King
  - b. Pledge of Allegiance- Councilwoman King
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations- 12U Football proclamation

Pat Pomeroy was present from the Chamber. She reported that a Business Expo will be held on Thursday at the cultural center for networking. 24 businesses would be represented at the expo.

The 2019 membership directory is being finished.

Councilwoman King thanked Pat for all of her hard work during the 12 Days of Christmas.

Mayor Raines read the football proclamation and congratulated the players and coaches.

3. Reading and approval of minutes.- City Council minutes December 17, 2018; Special called council minutes January 14, 2019

Councilwoman King made a motion to approve the minutes of December 17, 2018 with Councilman Goodson seconding. The vote was unanimous (7-0).

Councilwoman King made a motion to approve the special called minutes of January 14, 2019 with Councilman Matney seconding. The vote was unanimous (7-0).

4. Public Comment.- None
5. Report from City Administrator- None
6. Reports from Standing Committees- Reports are on file.
  - a. Economic Planning and Development (Chairman Matney)
  - b. Building Codes (Chairman Black)
  - c. Recreation (Chairman Raines)

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

7. Unfinished Business

- a. Consideration and action on Residential-Office (R-O) zoning district amendment (Building Codes)- 2<sup>nd</sup> reading  
Chairman Black made a motion to accept this new zoning district RO on second reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).
  
- b. Consideration and action on annexation at 225 Smith Hines Road (Building Codes)- 2<sup>nd</sup> reading  
Chairman Black made a motion to accept this annexation and RM1 zoning on second reading. Councilman Merritt seconded the motion and the vote was unanimous (7-0).
  
- c. Consideration and action on annexation at Ashmore Bridge Road (Building Codes)- 2<sup>nd</sup> reading

Chairman Black made a motion to accept this annexation and RM1 zoning at the corner of Ashmore Bridge and Ranch Roads on second reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept this annexation and R20 zoning at 1 Latherton Court on second reading. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept this annexation of a 10 foot strip at 2 Latherton Court on second reading. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept this annexation of a 10 foot strip at 14 Latherton Court on second reading. Councilwoman King seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept this annexation of a 10 foot strip at 18 Latherton Court on second reading. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept this annexation and RM1 zoning at 855 Ashmore Bridge Road on second reading. This is approximately 75 acres of land. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

- d. Consideration and action on business license ordinance update (Finance)- 2<sup>nd</sup> reading

Chairwoman King made a motion to update the business license ordinance on second reading to add wording to the definition of gross income. Councilman Matney seconded the motion and the vote was unanimous (7-0).

- e. Consideration and action on Heely Brown lease ordinance (Committee of the Whole)- 2<sup>nd</sup> reading

Councilman Crosby made a motion to consider this item informally with Councilman Matney seconding. The vote was unanimous (7-0).

Councilwoman King made a motion to pass this ordinance for the Heely Brown lease on second reading. The new annual lease amount is \$49,801.54 for the warehouse at 15 Jenkins Street. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

## 8. New Business

- a. Consideration and action on rezoning at 161 Verdin Road (Building Codes)- 1<sup>st</sup> reading

This is two parcels at the same address on the back side of Brookfield. The first parcel is 2.4 acres requesting to be rezoned to C2. Chairman Black made a motion to accept this ordinance on first reading with Councilman Goodson seconding. The vote was unanimous (7-0).

The second parcel is adjacent to 161 Verdin Road and is also 2.4 acres requesting to be rezoned to C2. Chairman Black made a motion to accept this ordinance on first reading with Councilman Goodson seconding. The vote was unanimous (7-0).

- b. Consideration and action on annexation at Quartz Circle and Standing Springs Road (Building Codes)- 1<sup>st</sup> reading

This item will be held until after the executive session in which council will be receiving legal advice.

- c. Consideration and action on procurement policy revision (Finance)- 1<sup>st</sup> reading- only requires one reading

Chairwoman King made a motion to make a revision to the procurement policy to define emergency purchases and to add that council will be made aware of an emergency purchase within 10 calendar days of the purchase. Councilman Matney seconded the motion. Councilman Merritt asked that the very last sentence be stricken as it was a note from the previous meeting's minutes that had been cut and pasted into the policy by mistake. With that change, the vote was unanimous (7-0).

## 9. Public Comment

Lynn Tuten: I am Lynn Tuten and I am a work base learning coordinator for Greenville County Schools. JF Lucas is the Director of the Golden Strip Career Center and Emily Nugent is our Cosmetology instructor. We wanted to come and let you all know here in Mauldin about our school right down the road. I recognize a lot of you- Van, Janice, and Fire Chief Stewart.

You are very supportive of our school, but do all of you know where our school is located? For a long time, I would ride right by it and I didn't know what was going on at the school. We have 15 programs and they are awesome. We have students apprenticing at Michelin starting in their junior year in a program called Megatronics. We have machine tools, welding, auto body, graphic arts, nail tech program, cosmetology, building constructions, and just fantastic programs.

Mr. Lucas has been the director for 5 years now and we have gone through a lot of changes. We really were kind of stagnant before he got there, but he has added a lot of new programs. We have gotten a lot of young teachers evident in Ms. Nugent, who encouraged us to come tonight. She has all sorts of ideas on how her cosmetology students can help and get service hours with the city.

We just want you all to know what is happening down there. That is my job as a work based learning coordinator- I help students with co-ops, internships, apprenticeships. If any of you own a business... I know Van called me when J. Peter's opened and we went to our culinary arts students. We actually have one student interning down there now. Just a lot of cool, good things. We invite you to come over.

We are going to have an open house in a couple of weeks. We would like you to help us spread the word on what is happening down there. The open house is January 29<sup>th</sup> from 5:30 p.m.-7:30 p.m. You can get a hot dog cooked from our culinary students.

#### 10. Executive Sessions

Councilwoman King made a motion to go into executive session for the two reasons listed below. Councilman Matney seconded the motion and the vote was unanimous (7-0).

- a. Consideration and action on executive session - Motion to enter into Executive Session for the consideration of contractual matters involving the Automatic Aid Agreement with South Greenville Fire District as allowed by State Statute Section 30-4-70 (a) (2).
- b. Consideration and action on executive session- Motion to enter into Executive Session for the consideration of personnel matters involving the Building and Development Services Department and the Public Works Department as allowed by SC Code 30-4-70 (a) (1).

Council reconvened at 9:50 p.m. Councilman Matney reported no decisions were made and no action was taken.

c. Possible action on items discussed in the executive sessions

Consideration and action on annexation at Quartz Circle and Standing Springs Road (Building Codes)- 1st reading

This item is comprised of several parcels for first reading. Between first and second reading, all legal documents need to be brought before council and approved.

The first parcel is a 10 foot strip belonging to Hejaz Holding on Ranch Road. Chairman Black made a motion to pass this on first reading. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

The second parcel is a 10 foot strip along Standing Springs Road. Chairman Black made a motion to pass this on first reading. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

The third parcel is owned by Quartz and is on Standing Springs Road. It is a 25 foot strip right of way requesting zoning of R10. Chairman Black made a motion to pass this on first reading. Councilwoman King seconded the motion. Councilman Merritt asked why are we doing a requested zoning on this 25 foot strip when we didn't on the other ten foot strips considered at the meeting tonight. David answered because it is more substantial strip and will be part of the development. The developer is purchasing the strip and will be a sewer easement/ right of way. The vote was unanimous (7-0).

2220 Standing Springs is comprised of 1.13 acres. Chairman Black made a motion to annex this property on first reading with a zoning of R10. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

92 acres on Quartz Circle is the last portion of the annexation. Chairman Black made a motion to bring this into the City on first reading with a zoning classification of R10. Councilman Matney seconded the motion and the vote was unanimous (7-0).

11. Council requests- Councilman Matney asked that when the area principals come and address council regarding what is going on in their schools, that the Career Center Director be included. Van said he is working on coordinating a date. Greenville County has instituted a program called G- Plus or graduation plus. Dr. Royster wants all high school graduates to have something besides a high school diploma. It would be either college enrollment or a vocation. College is not the only choice. Kids who come out of high school with a vocation are in high demand. Students can get their firefighter one and two certifications at the career center and be readily employed by the Mauldin Fire Department. Students can also get their HVAC certifications and other career certifications at the Career Center.

Mayor Raines said he went to a meeting at the Career Center with school district staff and the culinary arts students made a fabulous meal. They told a story that one of the students was making \$16.00 an hour working with an HVAC company while he was still in school. Once he finishes school, he will be hired by the company at almost double the salary.

Councilman Goodson asked Brandon if he could get some information on a drum grinder for the February Public Works Committee meeting.

12. Adjournment.- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk