

**Minutes
City Council Meeting
Monday, May 20, 2019
7:00 p.m. in Courtroom**

Budget Hearing before council meeting convenes

Brandon Madden presented the FY 2020 budget with no tax increase. This budget is a truly balanced budget in the amount of approximately \$21.1 million. Councilwoman King thanked staff for their hard work on the budget. She mentioned this is her fourth budget and has been the easiest by far.

Members present were Mayor Dennis Raines, Council members Taft Matney, Carol Kling, Terry Merritt, Dale Black, Scott Crosby and Larry Goodson. City Attorney John Duggan and City Administrator Brandon Madden were also present.

1. Call to order- Mayor Raines
 - a. Invocation – Councilman Matney
 - b. Pledge of Allegiance- Councilman Matney
 - c. Welcome- Mayor Raines recognized former Mayor Don Godbey and former Council members James Kennedy and Randy Kuzniar.
2. Proclamations and Presentations- MHS Varsity Basketball proclamation; Fire Department Kaleb Johnson recognition

The Mayor read the proclamation for the MHS Varsity Basketball players Kaleb Johnson was recognized for his firefighting achievements while still in high school.

Pat Pomeroy gave a report from the Mauldin Chamber. She told Council of the chamber's time at the South Carolina Welcome Center. Only three chambers were present. Everyone that came in received information from Mauldin.

3. Reading and approval of minutes
 - a. City Council Meeting Minutes – April 15, 2019; Special Called City Council Meeting Minutes - April 29, 2019; Special called Council May 8, 2019

Councilwoman King made a motion to approve the April 15, 2019 minutes with Councilman Goodson seconding. The vote was unanimous (6-0). Councilman Black was not present at the meeting and did not vote.

Councilman Matney made a motion to approve the April 29, 2019 minutes with Councilman Black seconding. The vote was unanimous (7-0).

Councilwoman King made a motion to approve the April 15, 2019 minutes with Councilman Matney seconding. The vote was unanimous (7-0).

4. Public Comment

- a. James Kennedy- 123 Meadowood Drive. I have a multiplicity of items here. Am I in order to go through them all? I am concerned about road paving. I know when I was on council we had priority lists for all the roads. Do you still have that list? Our neighborhood roads are pretty rough, especially my road, Meadowood Drive. If you still have that list, I would like a copy when you get a chance so I can look at it and see where we are.

Mayor Raines asked Brandon to get Mr. Kennedy a copy.

James Kennedy: The next item. Are we still enforcing vehicles in yards?

Mayor Raines: Yes, we do that primarily by complaint. We don't ride around looking for those but will respond if there is a complaint.

James Kennedy: I reported that to the codes officer and haven't gotten a response. Also, do you still enforce the International Code of yards? One other item was limb pickup. I am having difficulty getting those things picked up. I went to the Public Works office and told the Director that limbs hadn't been picked up in two weeks. I know you have an Interim Director, but things like that shouldn't be let go. Whose department is that?

Councilman Goodson: That's mine.

James Kennedy : If you don't mind, would you address that? That is all I have to say. I know you all do a good job. Some things just need to be called to your attention and I am the one to do it. Thanks a lot.

- b. Diane Kuzniar: My name is Diane Kuzniar and I reside at 503 Knollwood Drive in Mauldin. Thank you for allowing me this time. I have some photos if I can pass them out. In those there are a mixture of CRD, C2, and R20. As I was reflecting on the Dollar Tree, why was council against a Dollar Tree building on the old Four Seasons property but not against it being down the road with the access to Knollwood Drive. I was told that it didn't fit in with the design of the CRD. Councilwoman King stated on Facebook "Brick structure which exceeds our standards and the design of the building will be more appealing than the current use." That sounds nice and I don't know why it couldn't go in the Old Four Seasons. In those pictures are the Yogi Food Store, which is in the CRD and Thumbs Up Coin Laundry. It makes me wonder why those fit in the CRD but a new, pretty, brick Dollar Tree doesn't. Many of the Knollwood residents don't want the Dollar Tree.

I came before council on April 15, 2019 and spoke about 711 North Main Street and the rezoning request. I also came to a committee meeting. Several months ago there was a meeting at the library including Councilwoman Carol King, the real estate broker

of the trust, Tara Leary, and representatives from Bainbridge Companies. The topic was rezoning of two properties. I am specifically speaking on 711 North Main Street. At the meeting, Tara Leary painted a pretty picture of townhomes and mixed uses on Main Street. She ensured the residents that there would be restrictions placed so that undesirable uses would not be allowed on the property. But if you look at the places that they have leased to in the past- mobile home sales and Ricky's Pools, it really doesn't seem to matter. If the trust realized what all was allowed in C2, they would realize that the deed restrictions would have to list many types of businesses such as car wash, car sales and service, boat sales, parking lot, club, liquor store, seed and feed store, and think about how many rodents that would draw, laundromat, service station, and other uses compatible with the aforementioned uses.

The one acre buffer the trust is willing to put in is not ok. At some point, it could be developed. The Knollwood residents have had to look at the mobile home sales lot for years while entering our neighborhood on Edgewood Drive. Not only that, but most of us drive past Ricky's Pools, which is not a pleasant sight either. At the meeting on May 6th, Councilman Dale Black mentioned that the list for C2 needed to be amended. Until then, 711 North Main could be anything on this list and there is nothing anyone can legally do about it. I would like to quote something I read on Matney for Mauldin web page. Councilman Matney wrote "I want to be a voice on City Council for the future. Our city's history is important to who we are. As other cities and towns plan for a new type of economy and higher expectations from residents, we cannot lock ourselves to the past. We cannot be content doing things certain ways just because that is the way it has always been done. Mauldin does not exist in a bubble. We have to compete for new businesses and new residents. To do that we have to foster an environment to make people want to stop in Mauldin, live in Mauldin and do business in Mauldin."

Mayor and Council, I want to know what your vision for the future of Mauldin looks like. Is it more of the same? Right now is the time to start making a change. If your desire is to have a beautiful downtown center, shouldn't it start along Main Street? Now is the time to put the zoning in place for the future. Rezoning a property to C2 just because that is what is next to it is not forward thinking. What is your vision? Thank you for your consideration.

- c. Jared Sargent: I am Sargent Chiropractic. I also attended the meeting on May 6th and I was a little surprised. I wanted to express that. One of the council members said there wasn't too many people complaining at the meeting about 711 North Main and he then made a motion to bring this to council. Just how many people does it require to attend a meeting to where it is important? That is, in effect, telling those people that they do not matter. How many people need to show up to matter? If I was a resident, I would be pretty upset about that. You might want to think about it.

I want to now bring up something I have talked about in the past. My landscaping looks terrible again and needs action taken to correct that. It should be something that had money in the budget to be maintained in the first place, or they shouldn't have accepted tax dollars. If you don't have the money to maintain it, you should get out of the property owner's way and allow them to maintain it because it is reflection on their business, not a reflection of your poor dealings with accepting tax dollars for a project you cannot maintain.

I would like some comments on that. The landscaping in front of my property looks terrible. I posted some pictures of my landscaping versus private sector landscaping, which is what I took care of on my property and would be happy to take care of to relieve that burden from the taxpayers of Mauldin. I am going to be here at every meeting until something gets done. Thank you.

- d. David Rosenberg: 303 Wingfield Road in Greer. I am the developer of the future Dollar Tree store. I have enjoyed working with the City and staff thus far on the process. I am excited about the project and have met all the requirements of the City and have gone over and above. We have met the appropriate buffers and landscape to help us separate from residential. We have done some things with the lighting to accommodate the residential. I have received some calls from Knollwood about some requests for the buffer, specifically evergreen trees for the back and a privacy fence. I am here tonight to ask that we have spent a lot of time- the city's time and our time, financial resources in our plan. We want to be good citizens of the community and I hope you would vote against the moratorium that would stop the store from being built.
- e. Brian Patton: 123 Kingsley. I would like to follow up with what the gentleman just said. This is not my first time here and being very vocal about the Social Security Building in my back yard. We were told the same thing about buffers and we wouldn't see it, the lights won't be a problem and would be on a timer- those lights are on all the time. The buffer is shrubs. The fence is a four foot chain link fence. If that is buffer requirements, you can stop by my house and see what buffers look like.
- f. Don Godbey: I live at 105 Gail Drive. Hello Mayor and Council. I came more as a support for the community tonight. The agenda has the moratorium issue as the last item. I know from service on this august body that you can change the agenda, so I would request that you put this item on earlier.
- g. Jason Kraeling: Excuse me, I am a little nervous. I live at 234 Devon Drive. It's the first time I have ever been to one of these things. I voted for both of the people who live in my neighborhood. If I don't know the person, I wouldn't vote for them. I really haven't been paying attention. My son Cole's youth group did clean up for a store, and in all fairness, it wasn't a Dollar Tree, it was a Dollar General in Easley. What they cleaned up outside was horrid. You are talking about used syringes, prophylactics, trash that would not be picked up, and I wondered why the property owner wouldn't pick it up. They said well, that is not our property. It was five feet from the door. They spent hours cleaning and they got everything cleaned up. I felt a little uncomfortable with this because of how young he is. Then I find out about the Dollar Tree. I thought, ok, but then I went to this other place and it got me motivated. Other people are here for similar reasons who usually aren't involved. We just hope things work out well.

Other things like zoning issues, I came from Hilton Head when I first moved to South Carolina. It is very difficult to build down there, but everything looks very nice. Then you look at White Horse Road and they have gone crazy and it is not what you want it to be. Mauldin needs to think about if we want to look like Hilton Head or like White Horse Road. That is where we are at. This is too good of a town. I love it here and don't plan on leaving. Thank you.

5. Report from City Administrator- Memorial Day ceremony
Brandon reported the event is next Monday, May 27th at 11:00 a.m.
6. Reports from Standing Committees- Reports are on file
 - a. Public Safety (Chairman Crosby)
 - b. Public Works (Chairman Goodson)
 - c. Economic Planning and Development (Chairman Matney)
 - d. Building Codes (Chairman Black)
 - e. Recreation (Chairman Raines)
 - f. Finance and Policy (Chairwoman King)
7. Unfinished Business
 - a. Consideration and action on rezoning for property at 711 North Main Street (Building Codes)- Second reading

This is the old Markdown Mobile Homes property. Chairman Black said this request has been cut down to 6.6 acres with the additional acre to be used as a buffer. The item was held up last month for more information and is up for second reading tonight. Chairman Black made a motion to accept this ordinance on second reading. Councilman Goodson seconded the motion.

Councilwoman King mentioned first reading was unanimous for the full 7.6 acres. The property owner has now dedicated one acre to the buffer. If you are leaving Knollwood behind Mr. Ford's property, it will remain R20. The front of the property aligns with C2. She said she supports C2 zoning for this property. She would like to make the recommendation that we have extra layers of zoning for C2 to regulate rezonings. She asks that this come to BDS committee in June.

Councilman Goodson asked if council comes up with an overlay, could we come back and apply it to this property. David said we could apply it to any proposed development.

Councilwoman King responded to Ms. Kuzniar's question of what her vision for Mauldin is. Mauldin has looked the same in this area for as long as she has been here, which has been 23 years. Her husband has been here since the 8th grade. Two people on staff work extremely hard talking to developers and trying to get them to come here and build. Her vision is the urban village. She believes we are close to having this happen. Mauldin finally got a Starbucks and a Chick Fil A but if we get someone to come in and commit, it will be a domino effect. Everyone comments on the traffic. Councilwoman King said her belief is the traffic is not going to change, but instead of cutting through to Simpsonville or Greenville, we will be a point of destination. People can come and spend their money here. Hospitality and Accommodations tax is a huge part of our revenue. More than property tax. We have to commit to a change. It won't be easy, but that is the hope.

Councilman Crosby said the reason the City Center district does not expand all the way down North Main is because this is a spark to start something. It is not economically

feasible to expand now. It is expected that City Center will develop and that will raise property values. Properties adjacent to City Center will then become more valuable.

Councilman Matney said three and a half years ago, zoning designations were being taken up. The Council chamber was packed with business owners who were unhappy with that. The item was tabled, but Council said they would bring it back up with the understanding that we would refine it and have it back in 6 months. That was three and a half years ago. Councilwoman King is right, we have to bring this back.

The vote was unanimous (7-0).

Councilman Goodson made a motion to suspend the rules to discuss item 8 I regarding the moratorium now. Councilwoman King seconded the motion and the vote was unanimous (7-0).

Councilman Matney made a motion to consider this item informally. No second was given and this item was not discussed.

- b. Consideration and action on Annexation and zoning assignment for properties owned by the Willimon family at Ashmore Bridge Road (Building Codes) - Second reading

This property is comprised of four parcels owned by the Willimon family. Chairman Black made a motion to approve on second reading 21 acres at Ashmore Bridge and Standing Springs Roads to RM1 in the City. Councilwoman King seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to approve on second reading a 10 foot wide strip at Standing Springs Roads into the City. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to approve on second reading 198 acres at Ashmore Bridge to RM1 and C2 in the City. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to approve on second reading 2.8 acres at 1235 Fork Shoals Road to RM1 in the City. Councilwoman King seconded the motion and the vote was unanimous (7-0).

- c. Consideration and action on Annexation and zoning assignment for property at 848 Tanner Road (Building Codes)- Second reading

Councilman Black made a motion to accept this property with R10 zoning. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

- d. Consideration and action on Rezoning for properties at 208-216 New Neely Ferry Road (Building Codes)- Second reading

Chairman Black made a motion to accept .9 acres at 208 New Neely Ferry Road with RM zoning. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept 1.46 acres at 210 New Neely Ferry Road with RM zoning. Councilwoman King seconded the motion and the vote was unanimous (7-0).

Chairman Black made a motion to accept 5.7 acres at 212 New Neely Ferry Road with RM zoning. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

- e. Consideration and action on Text Amendment for Nonconforming Storage Facilities (Building Codes)- Second reading

The developer wants to expand the storage facility. This allows the expansion but not any new facilities of this nature in this particular zoning. Chairman Black made a motion to accept this ordinance on second reading with Councilman Goodson seconding. Councilman Merritt noted this is an example of a business owner working with the BDS department to develop a frontage that will dress up the corner. It will be a nice retail center with attractive facades. This will start dressing up the City as we try to move forward. He is happy this worked out. Councilwoman King said she agrees with Mr. Merritt. It was refreshing that the BDS Director worked out a solution to the problem. The vote was unanimous (7-0).

- f. Consideration and action on municipal match resurfacing program (PW)- Only requires one reading

Chairman Goodson made a motion to authorize the administrator to execute the contract for paving this year. Public Works staff will be on site during the paving. Holly Ridge Road will be brought to city standards as well at no cost to the City. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

- g. Consideration and action on ordinance to amend the procurement policy to provide for development agreements (Committee of the Whole)- Second reading

Councilman Matney made a motion to consider this item informally with Councilwoman King seconding. The vote was unanimous. (7-0). Councilman Matney said legal counsel has questions on this item. He made a motion to send this item back to the Finance committee. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

- 8. New Business

- a. Consideration and action on Forrester Woods storm water repair along Crepe Myrtle Drive (PW)- Only requires one reading

In the succeeding months since completion of the stormwater improvements, some of the properties along Crepe Myrtle Court experience saturated lawns between the water meter and the road.

Mary Wineberger lives at 209 Crepe Myrtle Court and said her yard is constantly flooded.

One issue is located at 209 Crepe Myrtle Court; the area of the lawn between the water meter box and the road is continually water-saturated. The water meter box is continually full of water. The likely cause for this issue is either a leak in the water line or the stormwater improvement work completed in June 2018 is defective. The Greenville Water System has conducted tests which indicate the problem is not the water line. However, the exact cause may only be determined with excavation of the area and a visual inspection.

The second issue is the formation of a natural water spring outlet located at 102 Royal Oak Road. The spring water surfaces from the rear of this address, causing water to flow in the lawns typographically downhill, along the same side of the street. This water flow creates a continual saturation of the lawns in the area between the road and the water meter box. This spring outlet is not known to have existed prior to the stormwater improvement project being completed. Given the prevalence of spring water in the area, it is likely the stormwater improvements re-directed the sub-surface flow of natural water which then formed this outlet. This is the prevailing theory.

To address these issues, staff recommends the following:

- 1) Direct GMC to issue the attached letter to PMC to investigate the issue at 209 Crepe Myrtle Court. If the issue is a result of a defective work, PMC will repair at no cost to the City of Mauldin or the homeowner. If the issue is the result of natural, subsurface water then PMC will correct the issue with the installation of a French drain at the expense of the City of Mauldin.
- 2) Authorize GMC to install a drain basin at the rear of the property located at 102 Royal Oak Road. (Economies of scale of mobilization costs can be achieved while GMC is on site to investigate/repair/correct the issue at 209 Crepe Myrtle Court.).

The financial impact of staff's recommendations is outlined below.

- \$10,803.00 - 209 Crepe Myrtle Court: 4" trench drain for (includes installation of French drain and restoration of yard)
- \$12,165.00 - 102 Royal Oaks Road: 12" drain basin

Action Options / Recommendations: Staff recommends City Council approve the following:

- 1) Direct GMC to issue the attached letter to PMC to investigate the issue at 209 Crepe Myrtle Court. If the issue is a result of a defective work, PMC will repair at no cost to the City of Mauldin or the homeowner. If the issue is the result of natural, subsurface water then PMC will correct the issue with the installation of a French drain at the expense of the City of Mauldin, \$10,803.00.
- 2) Authorize GMC to install a drain basin at the rear of the property located at 102 Royal Oak Road. (Economies of scale of mobilization costs can be achieved while GMC is on site to investigate/repair/correct the issue at 209 Crepe Myrtle Court.) \$12,165.00.

Chairman Goodson made a motion to possibly expend \$22,968 for the two projects. The actual cost may only be \$12,165.00. Councilman Crosby seconded the motion. Councilman Goodson said the previous Forrester Woods project came in on time and GMC turned in \$80,000. They did a great job.

Councilman Merritt asked staff to make sure there is a Public Works staff member on site the entire time.

Councilman Black asked where the funds would come from. Brandon said it was come out of the 650 line. It was previously set aside for contractors to come in and video the streets. A portion of that funding will be used to pay for this.

The vote was unanimous (7-0).

- b. Consideration and action on Renewal of inmate contract (PW)- Only requires one reading

We currently have an agreement with DOC to supply inmate labor to the city. This will allow an extension of the agreement under the same terms. Chairman Goodson made a motion to extend the contract. Councilman Black seconded. Councilman Black said it costs about \$15 a day per inmate. The vote was unanimous (7-0).

- c. Consideration and action on Disposal/Removal of former Parks Maintenance Office Trailer (PW)- Only requires one reading

Chairman Goodson said Kevin has been doing a great job and selling equipment to get our property cleaned up. This trailer is at Jenkins Court and is used as the Parks Maintenance Department office. It is an older trailer and needs to be disposed of. We will take sealed bids for it.

Chairman Goodson made a motion to dispose of this trailer through the sealed bid process. If no one will buy the trailer, it will be removed. Councilman Crosby seconded. Councilman Black mentioned that this trailer was bought when we were building the new city hall. It housed the Building Department out in the back parking lot, so it is old and has served its purpose. Councilwoman King thanked staff for putting this on the agenda. We have been talking about cleaning up the Public Works property for a couple of years.

The vote was unanimous (7-0).

- d. Consideration and action on Annexation and zoning assignment for property owned by Richard Snipes at Quartz Circle and Fork Shoals Road (Building Codes)- First reading

The City of Mauldin has received a signed petition requesting the annexation of a tract of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 9.8 acres owned by Richard Snipes, and is located at Quartz Circle and Fork Shoals Road.

As part of the petition to annex this property, the applicant has requested that this property be split zoned with ±2.65 acres fronting Fork Shoals Road zoned C-2, Commercial, and the remainder zoned R-10, Residential, upon annexation into the City of Mauldin. Chairman Black made a motion to accept this ordinance on first reading. Councilman Goodson seconded the motion. The vote was unanimous (7-0).

- e. Consideration and action on permitting and licensing software(Building Codes) - Only requires one reading

David explained that the current software the department is using would not be supported after next July. This software is from the same company and called ViewPoint cloud. It will allow the department to better serve the citizens. It will be able to take online payments, send business license notices, and is very intuitive. There is room in the BDS budget to absorb the cost of the upgrade. Mayor Raines asked if this was compatible with our Finance software. David said they are working that out to see what can be done.

Mayor Raines said he noticed there was a module for Codes Enforcement and asked if we would purchase that. David said not now; currently, the police department is handling Codes Enforcement and has its own software for that purpose. Mayor Raines asked how important it was to have the software be compatible with the Finance software. David answered the computers were not talking at all with each other now.

Chairman Black made a motion to use the BDS professional services account to purchase this software in the amount of \$28,520. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

- f. Consideration and action on FY 19 Budget amendment (Finance)- First reading

Chairwomen King made a motion to accept this budget amendment on first reading. These items have already been approved by Council. The majority of the expenditures were paid out of hospitality and accommodations. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

- g. Consideration and action on Renewal of franchise agreement with Piedmont Natural Gas (Finance)- Only requires one reading

The City has a 25 year agreement with Piedmont Natural Gas that is about to expire. This item will renew the agreement for another 25 years. Chairwoman King made a motion to renew the franchise agreement with Piedmont Natural Gas. Councilman Matney seconded the motion and the vote was unanimous (7-0).

- h. Consideration and action on Surplus property disposal policy (Finance)- Only requires one reading

Currently, the City does not have a formal process for the manner in which surplus property is disposed of. Having a property disposal policy can safeguard's the City's assets, creates efficiency in managing the City's property surpluses and maximizes the value received for property that is no longer needed or has no practical use for the City.

Staff drafted a surplus property disposal policy to establish a formal process for disposing of surplus property. Chairwoman King made a motion to adopt this policy with Councilman Crosby seconding.

Mayor Raines asked about the definition of city officials under D. City Officials: Elected officials, City Board members, City Council members and City Committee members. He is worried this could give the zoning board or other boards the authority to dispose of City surplus property. Brandon said the reason it is defined that way is not to provide authority to a board member, but it is mainly for unauthorized disposal or receiving proceeds from a disposal of property. Brandon said it might be more helpful to take that part out to clarify it.

Mayor Raines asked about the section that speaks to the administrator's designee. Who could be the designee? Brandon answered it would be the person the administrator appoints. Brandon said we could take out the language and leave administrator. Councilman Merritt said the policy is very clear on elected officials and the definition. The policy clearly states what board members could or could not do. He would like to leave it in the policy. The second point is the administrator has the ability to appoint someone on staff to dispose of property. The administrator has other more important things to do than dispose of scrap metal. He is ok with a designee. Councilman Goodson said a designee could also be an auction company. Councilman Goodson said he interprets the definition as anyone who would be involved that cannot receive proceeds.

The vote on the policy was unanimous (7-0).

- i. Consideration and action on Sync Up fleet demo (Finance)- Only requires one reading

Chairwoman King made a motion to continue with the Sync Up Fleet program to track our rolling stock. We received a 60 day trial and would like to continue use. It would cost a little over \$17,500 annually for all stock. There are funds available and there is no contract associated with the program. Councilman Goodson said this is making a difference. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

- j. Consideration and action on Utility tax credits- (EPD)- Only requires one reading

The City has used utility tax credits to incentivize projects. The last ones we used were for the MP Husky project. The funds must be used for infrastructure upgrades and public right of way access points. The Community Development staff reached out to Duke Energy asking for \$50,000 towards a 150,000 square foot development on Monroe Drive. We annexed and rezoned this site in June of last year. Payment was sent to the City from Duke Energy and will release the funding to the project upon council approval. Chairman Matney made a motion to release the funds and make the budget amendment. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

- k. Consideration and action on budget ordinance FY 2020 (Committee of the Whole)- First reading

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

Chairwoman King advised there is a budget workshop tomorrow night, so this ordinance may change before second reading in June. Chairwoman King made a motion to accept this ordinance on first reading. Councilman Matney seconded the motion. Councilman Merritt said he appreciates the hard work that has gone into this budget and that this is a truly balanced budget. He does have a problem with a fundamental part of the budget and will not support the ordinance on first reading. He will explain his issue at the budget workshop tomorrow night.

Councilman Black said he would support the budget on first reading but he could change his vote on second reading. Councilman Goodson said it is the first balanced budget and he will support it straight up.

The vote to approve the budget on first reading was 6-1 with Councilman Merritt opposing.

- I. Consideration and action on possible 6 month moratorium on property development from 705 to 601 North Main where a commercial lot shares a boundary line with a residential lot. (Committee of the Whole)- This item was moved to earlier in the agenda and no discussion took place.
9. Public Comment- None

Councilman Matney made a motion to suspend the rules to move Council requests above the executive session. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

10. Council requests- Councilman Matney said he had some comments to make on item I, the proposed moratorium on property development, and would like to make them now. When he ran for Council he said we need to not be content to be a pass through community and Mauldin needed to grow as the surrounding communities have grown. Mauldin has an opportunity to make itself a destination. Mauldin could define what it wanted to be because we had a blank slate. We need reasons for people to turn left out of ICAR and spend their money in Mauldin. He still believes each of those things. As we promote economic development we need to do things in the right way much in the way that City Center was done. He asked staff to put an item on the agenda to place a six month moratorium on property development from 705 to 601 North Main where a commercial lot shares a boundary line with a residential lot. He further asks that transitional zoning guidelines be drafted and considered. Just because surrounding properties are C2 does not mean that is the proper zoning for properties surrounding residential areas. There should be an orderly transition from commercial to residential and vice versa.

Councilman Merritt said water is seeping through the corner of the lot of the Church at Bon Air and East Butler. It appears to be uphill from the paving job that was done after Greenville Water tore up Bon Air. It is right in front of the first handicapped parking sign at Emmanuel Bible Church on Bon Air and Butler. Cars can't turn without going across the handicapped parking spot because of the new crosswalk DOT put there.

Councilman Goodson said in light of the situation with the club (Epic), he would like to stair step on Councilman Matney' s comments on March 18th. If Councilman Matney wants to bring the issue up, Councilman Goodson will be the second vote to shut it down.

Councilman Black said he had mentioned some of the water leak issues to the City Administrator. There is one on 276 in the median that has been leaking for a couple of years. He asked if we could contact Greenville Water and get them to check it. There is another leak on Brookbend Road, two doors down from Councilman Black.

11. Executive Sessions

Councilman Merritt made a motion to consider the items for executive sessions informally. Councilman Matney seconded the motion and the vote was unanimous (7-0).

Councilman Merritt made a motion to move into executive session for the next three items. Councilman Black seconded the motion and the vote was unanimous (7-0).

- a. Motion to enter into Executive Session for the consideration of a personnel matter Involving the City classification structure as allowed by State Statute Section 30-4-70 (a)(1) (Committee of the Whole)
- b. Motion to enter Executive Session for the consideration of a contractual matter involving Chicora Alley as allowed by State Statute Section 30-4-70 (a)(2) (EPD)
- c. Motion to enter Executive Session for the consideration of a contractual matter involving Family Dollar as allowed by State Statute Section 30-4-70 (a)(2) (EPD)

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

- d. Possible action on items discussed in executive session- Councilman Matney made a motion to move Sergeants from their current classification grade to a level 10. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Councilman Matney made a motion to authorize the city administrator to move forward and start negotiations on Project Salsa. Councilwoman King seconded. The vote was unanimous (7-0).

Councilwoman King made a motion to authorize staff to send a letter to terminate the ground lease agreement on the property located at the corner of Hwy 276 and Butler Road and for staff to enter into a short term tenancy agreement for the property at 1 East Butler Road. Councilman Merritt seconded the motion and the vote was unanimous (7-0).

12. Adjournment- Mayor Raines adjourned the meeting at approximately 10:15 pm.

Respectfully Submitted,

Cindy Miller
Municipal Clerk