

Minutes  
Special Called Council Meeting  
October 30, 2019  
6:00 p.m.

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

1. Call to order- Mayor Raines

Councilman Matney made a motion to suspend the rules and allow public comment at the beginning of the meeting. Councilman Merritt seconded and the vote was unanimous (7-0).

Public Comment:

Phillip Cochrane: I am Phillip Cochrane. I have lived in Mauldin for 25 years and live at 435 Bishop Drive in Bishop Heights. I don't know much about Contour Development. I guess council knows a lot more about them than I ever would. I am sure that Contour has been vetted. Would you agree? I am wondering if they have been vetted.

Mayor Raines: They are doing a project now in the City of Greenville.

Phillip Cochrane: Do they have a stellar reputation?

Mayor Raines: Yes, sir.

Phillip Cochrane: Ok. Can you explain to me why they have a Better Business Bureau rating of F?

Mayor Raines: This is a time for you to address council.

Phillip Cochrane: Contour Development has a BBB rating of F. That is the lowest rating you can get. Why are we bringing them to the City of Mauldin

with an F? I would like to see an A. But no, we are bringing in a company that has already proven to not be a good corporate client in other segments of the country. Secondly, they seem to be an apartment management company. I don't see a lot of project development in their history. They have seven members on their command staff and they claim thirty years of experience in this field. That is 4.2 of years of experience per person. Everyone on their website looks to be under 30 years of age. I am not sure that is the kind of experience we need to place a \$250 million project in their safekeeping and in their hands. Those are just some of my concerns. Thank you very much.

Brian Patton: 103 Kingsley Drive- I was hoping you would have the drawings from the 1:00 p.m. meeting with the conceptual drawings. Because to me, I am sorry, it looks like a hospital, it looks like apartments. It doesn't look anything like the conceptual drawings that were put out almost a month ago. Thank you.

Charles Graydon: I live at 948 Fargo Street. I have been a resident of Mauldin since 1976, so I have seen a lot of things come and go. 10 years ago we had four town hall meetings with conceptual drawings. Here we are 10 years later and nothing has happened except for these last three weeks. There was an announcement in the Greenville News that you would announce a developer and a cost in the next three weeks. I have followed up on it and we have had lots of discussion on the rules and regulations. I have gotten copies of the statements people have made. I find that we need a city center. We need something to draw people here into Mauldin. Mauldin has a reputation of a speed trap and a drive-through town. I have been here 43 years and that is all I have heard. You can't keep a good restaurant in town, maybe this will help it. I do find it unsettling and awful weird that within two weeks of the election this has popped up. We have agreed on a development for a \$250 million project in three weeks.

This has been in council since July with Project Square. It finally popped up in council on the agenda and you all voted on it unanimously without ever telling us what it was. Item E on the agenda. No definition. Tonight there is a special called council meeting for second reading. We finally found out it is a \$250 million project.

Several council members have promised me there will be no taxes and no bonds issued to do this project. Mayor Raines, you said on Saturday when you and I talked, you told me we would use FILOT to pay on the bond to satisfy the bond. Which is it? Bonds, taxes? How are they going to do it? Who is it? Is it the developers, the people? No, we will not vote for more taxes or FILOT. You put it to the public vote and they will say NO. If you ramrod this thing tonight and don't give us a chance for input, you are wrong. You are doing this a week before election time. The Mayor and three council members are up. Do you think we are going to vote for you? Absolutely not. Right, guys?

Dave Causey : I live at 236 Devon Drive. I have been here for 35 years. My wife is with me tonight. I am going to tell you this. This doesn't come close to passing a sniff. This stinks to high heaven. There is no way a disinterested observer would not know from reading this in the paper to stay away from this. What is the hurry? You need to justify yourselves and say you did something before the election? I think it stinks.

Bill Long: I have lived in Mauldin all my life. I presently live in Pine Brook Forest. I own property in Mauldin. Can I have a comment? Ok. The gentleman said what is the hurry. This started 12 years ago and right before election time it all comes together? You folks should be better than that. I know some of you personally- Taft, Larry, and I know of Dale Black. I am ashamed that you are going along with this. The citizens of Mauldin ... Mauldin is not a bunch of buildings, Mauldin is these people right here. You should have their interests at heart. Not what you can do, but their interests at heart. I don't see it. I am ashamed of all of you really, but especially the guys I know. Is it limited to this one topic? My comments? If I may say in closing, you should be ashamed of the developments you have approved. Go to the Spinx station off of Standing Springs Road, near where I live, go see the rate of the land you have approved. You should be ashamed.

## 2. Unfinished Business

- a. Consideration and action on an Ordinance Authorizing the City to enter into an agreement with Contour Development, LLC, for the development of the City Center and to authorize the sale of real property owned by the City to the developer. (Committee of the Whole)

Councilman Matney made a motion to consider this item informally. Councilman Goodson seconded the motion.

Councilman Merritt said because of the fact that some things have come to light since first reading, the public input tonight and the meeting at 1:00 p.m. today with about 100 people there, he finds this a little rushed. He said there are about 25,000 people that need to see these drawings. He is not against the City Center concept, but believes that this item should be tabled until the regular council meeting in November with the understanding that several public meetings be held with staff and showing the drawings to seek additional input. He thinks the City needs to go forward and this will take us into the next 30-40 years. He doesn't want to see this City die. We are too good for that. We need the development. He does hear the citizens' comments and believes there are other things they need to hear. This process is complicated, but the citizens should hear it. This is a good plan for City Center but doesn't want the citizens to feel railroaded.

Councilman Black said he requested this meeting be put off. He sent an email but did not get a response. He doesn't understand the rush. He is for the City Center. He was on council when it was first brought up, but it seems rushed. At least give the community to see the concepts.

The vote on the motion to consider this item informally was unanimous (7-0).

Councilman Merritt made a motion to table this until the regularly scheduled council meeting in November with the condition that several public meetings be held for additional comments and questions from the public. 85 people out of 25,000 got to see the concept and that is not enough. This is an exciting time. He doesn't sense a level of comfort in people he has spoken to. Councilman Black seconded the motion. The vote to table was 2-5 with Councilman Matney, Councilwoman King, Councilman Crosby, Mayor Raines, and Councilman Goodson voting against. A roll call vote was taken after a resident said he couldn't hear the

vote. Councilman Matney- no, Councilwoman King- no, Councilman Merritt- yes, Mayor Raines- no, Councilman Crosby- no, Councilman Black- yes, Councilman Goodson-no.

The motion was defeated.

Councilman Matney made a motion to approve on second reading an ordinance authorizing the City to enter into an agreement with Contour Development, LLC, for the development of the City Center and to authorize the sale of real property owned by the City to the developer. Councilman Goodson seconded the motion. Councilman Merritt said he has made his feelings clear. He supports the project and thinks it would be easier to vote for the project and move on. But, he was elected to represent the people and with the ones he has talked to, he cannot vote to move forward tonight. He does not have a problem with the developer and what he saw today was exciting, but does not want to vote on the project tonight with the residents being so uncomfortable. His vote will be no.

Councilman Matney made a motion to offer an amendment to the ordinance to add a provision to the PSA that would read "Seller's obligations and performance hereunder is conditioned upon and it shall be a condition precedent to Seller's performance hereunder that the Parties negotiate and agree during Initial Due Diligence Period upon a development agreement to be signed at Closing and such agreement is signed at Closing that contains at a minimum the following...". Councilwoman King seconded the motion.

Councilman Merritt said we are still amending the agreement. That is also a concern.

The vote on the motion to amend the contract with the developer was 5-2 with Councilman Merritt and Councilman Black dissenting.

The vote on the motion on second reading of the ordinance authorizing the City to enter into an agreement with Contour Development, LLC, for the development of the City Center and to

authorize the sale of real property owned by the City to the developer was 5-2 with Councilman Black and Councilman Merritt dissenting.

3. Council requests

Councilman Matney asked that invocations and pledges be added to special called meeting agendas.

4. Adjournment- Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk