

GCRA Public Hearing was held before the council meeting. Imma Nwobodu reported the City will receive \$233,793 in CDBG funds and \$97,874 in Home funds. After the public hearing ended, the council meeting was called to order.

Minutes
City Council Meeting
March 16, 2020
7:00 p.m.

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Michael Reynolds, Diane Kuzniar and Dale Black. City Attorney John Duggan and City Administrator Brandon Madden were also present.

1. Call to order- Mayor Merritt
 - a. Invocation- Councilman Reynolds
 - b. Pledge of Allegiance- Councilman Reynolds
 - c. Welcome- Mayor Merritt
2. Proclamations and Presentations
Proclamation regarding Bleeding Disorders- Mayor Merritt read this proclamation
3. Reading and approval of minutes
 - a. City Council Meeting –February 17, 2020

Councilwoman King made a motion to accept the minutes with Councilman Black seconding. The vote was unanimous (6-0).
4. Public Comment

Anne Marie Smith: I live at 505 Miller Road. I am here to give a brief history on the home at 317 Miller Road. Horace Fowler bought land from his father-in-law. It was built in 1909 by Annie Grisbett Smith. They grew their family there. Horace and Geraldine lived in the house for many years. Horace built the house next door which is Marla Libby's office. Geraldine was the last one to live there and moved in 2008. I skipped over what I was going to say. Even though I timed myself, I knew I had plenty of time.

In July 2010, Bill Goodman purchased the house at an auction for \$55,000. He got married in 2014 and moved to North Carolina. I took care of the property for four years. I cut the grass, made sure nobody broke in- I kept it safe. In 2017, he put a for sale sign up. I am appealing to this Council to please, please step up and save this historic home. It is the oldest house in the City of Mauldin. It is over 100 years old.

National House Builders says it is structurally sound to move. The porch, everything is structurally sound. So, please save this house. Otherwise all we will have left is

this picture. I love Mauldin. It is a great little town. I just want to preserve our history. Thank you.

5. Report from City Administrator

The Chamber was not present, but Ms. Pomeroy sent a schedule of events and cancellations.

Brandon also reported the City's Complete Count Census Committee is working on letting everyone know how to respond to the Census and its importance through social media and handouts.

Councilman Matney said the April 6th meeting with the Governor has also been postponed.

6. Reports from Standing Committees- Reports are on file

- a. Finance and Policy (Chairman Reynolds)- The City had a very good first budget workshop. The next meeting will be April 16th.
- b. Public Safety (Chairwoman King)
- c. Public Works (Mayor Merritt)- Mayor Merritt advised everyone the new one-armed sanitation truck has been delivered.
- d. Economic Planning and Development (Chairman Matney)
- e. Building Codes (Chairwoman Kuzniar)
- f. Recreation (Chairman Black)

7. Unfinished Business

- a. Consideration and action on Rezoning at 317 Miller Road (Building Codes)- Second reading – Chairwoman Kuzniar made a motion to rezone this property to S1 on second reading. Councilman Black said there will be trucks on Miller Road 4-5 times per month as they drop off containers, but the rest of the time the access would be by Ellwood Court. Councilman Reynolds seconded the motion and the vote was unanimous (6-0).
- b. Consideration and action on Amendments to the Conditional Standards for Multi-Family Housing in the C-1, C-2, and S-1 Zoning Districts (Building Codes) Second reading- In 2017, the City of Mauldin adopted an ordinance to allow multi-family housing as a conditional use in the C-1, C-2, and S-1 zoning districts. This came about because a group had desired to develop senior living apartments on Verdin Road. At that time, the zoning of that property, S-1, would not allow for apartments. Typically, City staff would have helped the applicant navigate the rezoning process. However, in this particular case, the property owner selling the property had no desire to rezone the property before the property was sold and the developer did not want to close on the sale of the property unless the property had been rezoned. To help with this

impasse, City staff introduced the ordinance that would allow multi-family housing as a conditional use under the current zoning.

The intent of the ordinance adopted in 2017 was to facilitate mixed-use development patterns within the City. The conditional standards for being able to develop multi-family housing in the C-1, C-2, and S-1 zoning districts focused mostly on architectural design.

Since 2017, City staff has been able to practice the application of this ordinance on at least two development projects: the senior living apartments on Verdin Road currently under construction and an apartment project on N. Main Street currently undergoing plan review. City staff is also beginning to receive several additional inquiries about constructing apartments in other commercial areas of the City, including the Brookfield Business Park.

Chairwoman Kuzniar made a motion to pass this ordinance on second reading. Councilman Black seconded the motion and the vote was unanimous (6-0).

8. New Business

- a. Consideration and action on Mutual Aid Agreements (Public Safety)- Only requires one reading- Mutual aid is often requested for things like crowd control, traffic control, and investigative help. We have two requests for mutual aid from Horry County and from Goose Creek. Brandon mentioned there is one scrivener's error in the agreement with Goose Creek. December 2019 should be June 3, 2016. Chairwoman King made a motion to approve these two agreements. Councilman Matney seconded the motion. Councilman Matney said he thinks the original motion should be amended to make the change and made a motion to amend. Chairwoman King seconded the motion to amend. The vote for the amendment was unanimous (6-0). The vote on the motion as amended was also unanimous (6-0).

- b. Consideration and action on 4-way Stop on Adams Mill Road (Building Codes)- Only requires one reading
On January 8, 2019, the Mauldin Planning Commission approved the Whispering Meadows subdivision at Adams Mill Road and Ashmore Bridge Road. This was after the property had been annexed into the City of Mauldin by City Council on October 29, 2018. The Whispering Meadows subdivision includes 56 single-family detached lots and 35 single-family attached lots.

During the public hearing for this subdivision review, some residents of Mauldin, including Ed & Cynthia Schlegel at 1 Arrowood Court, indicated that Adams Mill Road suffers from a significant amount of speeding and suggested that a four-way stop be considered along Adams Mill Road at Bluestone Court where one of the entrances to this new subdivision would be located.

City staff recently completed a speed study along Adams Mill Road and found the description about significant speeds along Adams Mill Road to be accurate. The posted speed limit along Adams Mill Road is 25 mph. The 85th percentile speed reported in the speed study is 33.8 mph.

In addition to studying the traffic speeds, staff has also examined the grade of the road to make sure that adequate visibility exists for any new stops at the intersection of Adams Mill Road and Bluestone Court.

Staff finds that the intersection of Bluestone Court and Adams Mill Road is an appropriate location for a 4-way stop. There is already a stop sign on Bluestone Court. Additionally, there will be a stop sign installed on the new entrance road for the Whispering Meadows subdivision. Staff is requesting council approval to install two new stop signs on Adams Mill Road (one on each side of the intersection). The installation for these stop signs would occur as soon as possible and the stop signs would go into effect after an appropriate period of public notice. Chairwoman Kuzniar made a motion to install the two stop signs on Adams Mill Road. Councilman Black seconded the motion and the vote was unanimous (6-0).

- c. Consideration and action on a Resolution to Approve and Adopt a Ten-Year Capital Improvement Program for the Mauldin Fire Service Area (Referred from Budget Workshop)- Only requires one reading- Councilman Matney made a motion to consider this item informally. Councilwoman King seconded the motion and the vote was unanimous (6-0).

During its March 12, 2020 Council budget workshop, the City's ten-year CIP was presented to Council as a component of the proposed FY2021 budget. The CIP for the Fire Department included a financing mechanism that utilizes a millage increase from the FSA via Greenville County Council.

In order to request a millage increase, an application is presented to Greenville County Council and will be initially vetted by the County's Finance Committee. Ultimately, the approval of an increase will be commensurate with the County's budget approval process. The next County Finance Committee meeting is March 30, 2020. Attached hereto is the FSA millage increase application.

A component of the application is a signed Resolution by City Council, expressing its intent to approve a ten-year CIP for the Fire Department. The Resolution is a formal expression of opinion, will or intent voted on by the Council. The policy or position expressed in a Resolution is generally considered to have a limited duration because it can be changed at any time by a single vote of Council. We would be asking for a two mill increase for the new fire sub-station being proposed and replacement of fire apparatus to serve the fire service area.

Councilwoman King made a motion to pass this resolution with Councilman Matney seconding. Councilman Reynolds stressed this is for the fire service area only, not the City. The vote was unanimous (6-0).

- d. Consideration and action on CDBG resolution (Committee of the Whole) (Only requires one reading)- Councilwoman King made a motion to consider this informally with Councilman Matney seconding. The vote was unanimous (6-0). Councilman Reynolds made a motion to accept this resolution with Councilman Black seconding. Councilwoman King said these are actual figures from GCRA. The vote was unanimous (6-0).

9. Public Comment

Rollin Hyust: I live at 104 Swinton Drive. I wanted to give kudos to Chief Stewart. These last five years he has been in Mauldin, we have really prospered under his direction. We have many people come up here and say what a wonderful job the department has done. He was a tremendous individual and we are really going to miss him. It will be tough to fill his job. What can I say, he was a good man.

10. Consideration and action on Executive Session for a contractual matter related to professional services as allowed by State Statute Section 30-4-70 (a)(2)- Councilman Black made a motion to go into executive session with Councilwoman Kuzniar seconding. The vote was 3-3 with Councilwoman King, Councilman Reynolds and Councilman Matney dissenting. The motion did not pass and no executive session was held.

11. Possible action on items discussed in Executive Session

12. Council requests

Councilman Matney apologized to the audience for having the meeting. Greenville County Council suspended its operations, the City of Greenville moved Council meetings online, and yet here we sit. The CDC recommends that public gatherings should only have 10 people. Most of the people in attendance tonight fall into the vulnerable category with this virus. We shouldn't be here. Technology should be used so that people can watch this meeting at their home.

Mayor Merritt said the consideration to continue with the meeting was not made lightly. The decision was made about 4:00 p.m. based on CDC data. The density of attendees doesn't approach the recommendation. The City has no cases of the coronavirus. The decision was made on the nature of the event. We are not a higher risk population.

Wash your hands, cough into your sleeve or elbows, help others in need. We will get through this.

13. Adjournment- Mayor Merritt adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk