



ECON PLANNING AND DEV COMMITTEE MEETING

MONDAY, JULY 6, 2020 | 4th Meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

Please note that members of the public may attend this meeting in-person, but are encouraged to participate remotely. The meeting will be available remotely through Webex. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing. You may also email comments about specific items on the agenda to City Clerk Cindy Miller at cmiller@mauldincitysc.com. Comments emailed about specific agenda items prior to 5:00 p.m. on Monday, July 6, 2020 will be read during the Public Comment segment of the meeting.

AGENDA

1. Call to Order

Taft Matney, Chair

2. Public Comment

3. Reading and Approval of Minutes

- a. EPD Committee Meeting: June 1, 2020 (Pages 3-5)

4. Reports or Communications from City Officers

- a. Department Reports
 - i. Community Development Director Van Broad
- Budget Review
- Beachin' Fridays Update

Taft Matney, Chair

5. Unfinished Business

6. New Business

Taft Matney, Chair

- a. C- Fund Collaboration Request (Pages 6-9)
- b. Consideration and Possible Action on an Ordinance to Require face Coverings Under Certain Conditions (Pages 10-14)
- c. Resolution for City of Mauldin's Cultural Center to identity, develop and sponsor a series of public forums for our citizens and local businesses to engage in ethnic and diversity group discussions

7. Public Comment

8. Committee Concerns

9. Adjourn

Minutes
EPD Committee Meeting
June 1, 2020
6:00 p.m.
4th committee meeting

Members present were Chairman Taft Matney, Committee members Diane Kuzniar and Mayor Merritt. Community and Development Director Van Broad and City Administrator Brandon Madden were also present.

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
 - b. EPD Committee Meeting: June 1, 2020
Councilwoman Kuzniar made a motion to approve the minutes with Mayor Merritt seconding. The vote was unanimous (3-0).
4. Reports or Communications from City Officers
 - b. Department Reports
Community Development Director Van Broad
Budget Review
5. Unfinished Business- None
6. New Business
 - a. Cultural Center lease agreements and rules- This is for information only. The renovation of the auditorium gives us a great rental space for weddings, corporate events, etc. We are adding the amphitheater and auditorium to current rental guidelines. Staff has drafted plans, policies and rental agreements which are currently used in several formats with current tenants at the center as well as updated requirements staff would like to see discussed with adjustments and approval by council. The policies and recommendations of staff are typical of multiple event and rental spaces throughout the upstate. Based on those findings and in keeping with current agreements, staff prepared these documents. Community and Development Director Broad asked committee to read these documents and provide any comments.

Mayor Merritt asked about the staffing for after-hours events if it is needed. Would the person who is in the office all day be the same person expected to stay after hours? Van said there is a maintenance person that comes in part-time, and we would look to them to be additional staff presence if needed. If alcohol is served, the police department staff would have to be onsite.

Mayor Merritt said the facilities would be open about 14 hours a day and that would mean staffing between 3.5 people. Van said we either need to hire more staff if we continue to expand programming, or we say this is our limit. Staff needs to know when we say enough is enough. Mayor Merritt said the department continues to raise the bar.

Councilwoman Kuzniar asked if the rental pricing has changed. Mr. Broad said no. Some of the information presented is from 2008. The Art Haven is due an increase. They pay \$750 a month for two rooms. Some do not rent rooms but pay a percentage of their pupils' payments. Woodcarvers use a room for free. The Rotary Club paid \$25,000 for the front room renovations and have the room leased until 2021. This policy is based on a conglomeration of things from the past. This property is a public trust and should have a cheaper rental cost than private properties.

Councilwoman Kuzniar made a motion to hold this item on the floor for future consideration. Mayor Merritt asked if we want Council feedback, should it go to the Finance committee? Chairman Matney said this item falls under this committee and should stay here until a recommendation is made by the EPD committee that could be forwarded to Finance or Council. Mayor Merritt seconded the motion. The vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns

Chairman Matney said Van's staff is handling a lot, our programs are growing, and when the Council agenda item comes up to use \$40,000 out of hospitality and accommodation funds for a full-time Event Coordinator, please consider voting favorably.

9. Adjourn- Chairman Matney adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

EPD COMMITTEE AGENDA ITEM

MEETING DATE: July 6, 2020

AGENDA ITEM: 6a

TO: EPD Committee Chair and Members
FROM: Community Development Director Van Broad
SUBJECT: C-Fund collaboration Request / via Greenville County

REQUEST

Council is requested to a request from Mark III Properties to assist in funding the redesign of Standing Springs Road and Ashmore Bridge Road interchange in cooperation with the County of Greenville SC.

HISTORY/BACKGROUND

The City of Mauldin worked to attain access and annexation of the former Bonnie Brae Golf Course along Ashmore Bridge Road. The site was annexed into the City with plans to develop a 700-800 lot housing subdivision. During the annexation process, concerns from the public were presented regarding increased traffic, and the alignment of Standing Springs Road onto Ashmore Bridge.

Mark III Properties the developer for the subdivision. Via their attached correspondence, Mark III Properties is partnered with Greenville County and the SCDOT in a multi-jurisdictional project to improve the intersection of Ashmore Bridge Road and Standing Springs Road.

ANALYSIS / STAFF FINDINGS

While the Ashmore Bridge Rd. and Standing Springs Rd. intersection is not a Mauldin intersection, it will be used by City residents. The proposed interchange has historically received a failing grade. Multiple new development projects will increase stress and pressure on the interchange. As proposed by Mark III Properties, this approach will repair the intersection in a manner to serve the existing traffic and projected future growth.

Also, it is worth noting the SCDOT plans to install a traffic signal at the newly aligned intersection outside of the scope of the realignment project.

TIMELINE/FINANCIAL

1. The project will commence upon approval of funding by the C-Funds Committee
2. The total amount being requested of the City is \$50,000
3. Should Council proceed, an appropriate funding source would be fund balance.

RECOMMENDATION

It is the recommendation of staff that council approve funding of \$50,000 toward the Standing Springs/Ashmore Bridge Re-alignment Project.

ATTACHMENTS

Letter from Mark III Properties

Project Cost Estimate as prepared by CoTransCo

City of Mauldin
Mr. David Dyrhaug
5 E. Butler Road
Mauldin, SC 29662

June 8, 2020

Mr. Dyrhaug,

Mark III Properties is teaming with Greenville County and the SCDOT in a multi-jurisdictional project to improve the intersection of Ashmore Bridge Road and Standing Springs Road. I have attached the proposed layout. This intersection has historically received a failing grade and is being made worse with the increased traffic in this area. It is time to fix the intersection in a manner to serve the existing traffic and projected future growth.

The intersection is not a City of Mauldin road, however many Mauldin residents will use it every day. With the recent annexation of the Bonnie Brae golf course property (approx. 800 homes), Camden Cottages (68 homes) and Meadow Springs (151 homes), I estimate an increase in Mauldin's tax base of over \$230 million from these developments over the next few years. All of these new homes will benefit from an improved intersection at this location.

Hesha Gamble with Greenville County is planning to present this project to the CTC as soon as possible. She feels the best chance of having it approved is to have participation from as many stakeholders as possible. I am writing to request the City of Mauldin commit to invest \$50,000 towards this intersection improvement project. For your reference, Mark III Properties has purchased right of way (\$25,000), is donating additional right-of-way (\$20,000) and is planning to contribute an additional \$100,000 for this intersection. We will also be doing extensive upgrades to Ashmore Bridge Road and Fork Shoals Road at the Bonnie Brae property.

I understand Greenville County is working on a new / revised cost estimate, however the latest information I have shows the cost of this project to be about \$1.2 million plus the right-of-way acquisition (which Mark III is contributing to the project). I've included the cost estimate. Also, note the SCDOT plans to install a traffic signal at the newly aligned intersection outside of the scope of the realignment project.

Feel free to contact me or Joe Waldron with Mark III Properties with any questions.

Sincerely,

Jay Beeson

9

EPD Committee

AGENDA ITEM

MEETING DATE: July 6, 2020

AGENDA ITEM: An Emergency Ordinance Requiring Individuals to Wear Face Coverings in Certain Circumstances and Matters Related Thereto

TO: EPD Committee

FROM: EPD Committee Chair Taft Matney

ITEM NUMBER: 6b

SUBJECT: An Emergency Ordinance Requiring Individuals to Wear Face Coverings in Certain Circumstances and Matters Related Thereto

REQUEST

Consideration of an emergency ordinance requiring individuals to wear face coverings in certain circumstances and matters related thereto.

HISTORY/BACKGROUND

This item is being presented following a request from Councilor Taft Matney.

FISCAL IMPACT

No.

RECOMMENDATION

This item is a Council-initiated request. Staff will proceed accordingly.

ATTACHMENTS

Draft Emergency Ordinance

ORDINANCE _____-2020

AN EMERGENCY ORDINANCE REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN CIRCUMSTANCES AND MATTERS RELATED THERETO

WHEREAS, it is well recognized that SARS-CoV-2, the virus that causes the disease COVID-19, presents a public health concern that requires extraordinary protective measures and vigilance; and,

WHEREAS, on March 11, 2020, the World Health Organization declared a world-wide pandemic; and,

WHEREAS, on March 13, 2020, the President of the United States has declared a National Emergency for the United States and its territories in an effort to reduce the spread of the virus; and,

WHEREAS, on March 13, 2020, the Governor of the State of South Carolina declared a state of emergency for the State of South Carolina; and,

WHEREAS, on March _____, 2020, the City Council declared a state of emergency for the City of Mauldin, (“City”); and,

WHEREAS, S.C. Code Ann. §5-7-250 empowers Council to enact emergency ordinances affecting life, health, safety, or property; and,

WHEREAS, COVID-19 has spread across the state with the South Carolina Department of Health and Environmental Control (“SCDHEC”) confirming the localized person-to-person spread of COVID-19 in South Carolina, which indicates a significantly risk of exposure and infection and creating an extreme public health risk; and,

WHEREAS, as of July 1, 2020, the total number of confirmed cases in South Carolina is approximately 36,399 and the number of confirmed deaths is 739; the number of reported cases in Greenville County is 5,009; and, the total number of estimated cases in Greenville County is 31,384; and,

WHEREAS, the number of cases is growing rapidly and if COVID-19 continues to spread in the City, the number of persons relying on medical, pharmaceutical, and general cleaning supplies will increase, the private and public sector work force will be negatively impacted by absenteeism, and the demand for medical facilities may exceed locally available resources; and,

WHEREAS, it is vitally important that we all work together to decrease the widespread proliferation of COVID-19 among us all now rather than suffer the unfortunate and devastating consequences later; and,

WHEREAS, the Centers for Disease Control and Prevention (“CDC”) and SCDHEC advise the use of cloth face coverings to slow the spread of COVID-19; and,

WHEREAS, taking measures to control outbreaks minimizes the risk to the public, maintains the health and safety of the City’s residents, and limits the spread of infection in our communities and within the healthcare delivery system; and,

WHEREAS, in order to protect, preserve, and promote the general health, safety and welfare and the peace and order of the community, the City is taking steps to try to protect the citizens and employees of the City from increased risk of exposure; and,

WHEREAS, in light of the foregoing, City Council deems it proper and necessary to adopt this Emergency Ordinance to require (a) patrons of grocery stores and pharmacies to wear face coverings while inside the store in light of the fact these establishments sell essential goods such that individuals do not have meaningful choice to decide not to shop there; and, (b) all employees of restaurants, bars, retail establishments, salons, beauty shops, barber shops, grocery stores, and pharmacies to wear face coverings at any time there is face to face interaction with the public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA:

1. All persons entering a grocery store or pharmacy in the City must wear a face covering while inside the establishment. For purposes of this Ordinance, the term grocery store shall mean a retail establishment that primarily sells food, but may also sell other convenience and household goods; the term does not include a convenience store. The business shall not have responsibility for enforcing this requirement, but shall post conspicuous signage at all entrances informing its patrons of the requirements of this section.
2. All restaurants, retail stores, salons, beauty shops, barber shops, grocery stores, and pharmacies in the City must require their employees to wear a face covering at all times while having face to face interaction with the public.
3. Any person who is unable to safely wear a face covering due to age, an underlying health condition, or is unable to remove the face covering without the assistance of others is exempt from this Ordinance.
4. A person who fails to comply with Section 1 of this Ordinance shall be guilty of a civil infraction, punishable by a fine or not more than \$25.00.
5. A person who fails to comply with Section 2 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$100.00. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense. In addition to the fines established by this section, repeated violations of this Ordinance by a person who owns, manages, operates or

otherwise controls a business subject to this Ordinance may, subject to all procedural protections set forth in the City Code, result in the suspension or revocation of any occupancy permit or business license issued to business where the repeated violations occurred. Repeated violations of this Ordinance is additionally hereby declared to be a public nuisance, which may be abated by the City by restraining order, preliminary and permanent injunction, or other means provided for by the laws of this State. The foregoing notwithstanding, every effort shall be made to bring the business into voluntary compliance with the terms of this Ordinance prior to the issuance of any citation. For the purposes of Section 2 of this Ordinance, “person” shall be defined as any individual associated with the business who has the control or authority and ability to enforce the social distancing requirements of the Ordinance within the business, such as an owner, manager or supervisor. “Person” may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc. but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

6. Furthermore, Council recommends, but does not require, all persons entering all other public buildings or private buildings into which the public is invited, that are not included in Paragraph one (1) hereof, to wear a face covering while inside the establishment. Proprietors of such buildings are encouraged to adopt and enforce a policy requiring face coverings for all employees and visitors to their respective buildings while having face to face interaction with the public and to post conspicuous signage at all entrances.
7. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this Ordinance as hereby adopted shall remain in full force and effect.
8. This Emergency Ordinance shall be effective at _____ a.m./p.m. on July _____, 2020 and shall be terminated by the issuance of another ordinance or shall automatically expire on the 61st day after enactment of this Ordinance, whichever date is earlier.

DONE, RATIFIED, AND PASSED THIS THE ____ DAY OF _____, 2020.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Approved as to form: _____
Daniel R. Hughes, City Attorney