

MINUTES
CITY OF MAULDIN
CITY COUNCIL MEETING
JANUARY 18, 2022

Members present: Mayor Terry Merritt, Council Members Taft Matney, Jason Kraeling, Diane Kuzniar, Michael Reynolds and Frank Allgood. Councilwoman Carol King was out due to a family emergency.

Others present: City Administrator Brandon Madden and City Attorney Daniel Hughes

1. Call to Order- Mayor Merritt
 - a. Welcome- Mayor Merritt
 - b. Invocation- Councilman Matney
 - c. Pledge of Allegiance- Councilman Matney

2. Proclamations and Presentations
 - a. School Choice Proclamation
Mayor Merritt read the proclamation.

3. Reading and Approval of Minutes
 - a. City Council Meeting –December 20, 2021

Motion: Councilman Matney made a motion to accept the minutes with Councilman Reynolds seconding.

Action: The vote was unanimous (6-0).

- b. Special Called Council Meeting – January 3, 2022

Motion: Councilman Matney made a motion to accept the minutes with Councilman Reynolds seconding.

Action: The vote was unanimous (6-0).

- c. Special Called Council Meeting – January 10, 2022

Motion: Councilman Reynolds made a motion to accept the minutes with Councilman Matney seconding.

Action: The vote was unanimous (6-0).

4. Public Comment

- a. Tracy Jissaume: Thank you for allowing me to speak. My commentary is about the speed humps that are being proposed. I just found out that these are being proposed. I am very passionately, at this point in time, opposed to them. I would like to know if this item could go back to the HOA so we could have a discussion and vote. I really don't feel like they are appropriate for our subdivision. We are very small, and I don't think they would be of benefit. My understanding is that public safety reviewed it for our subdivision and there was not a problem.

Lastly, I have never had a problem. I have been there since 2012. I am not the most tenured in the subdivision, but I am certainly not the newest. I walk my dog repeatedly and have not had any problems. I think it is extremely sad that one of our HOA neighbors have made the distinction that one or two families in the neighborhood are bringing us to this. That is a shame. I don't think bullies should rule. That is my feeling. I think we should take it back to the HOA and figure this out. I live at 209 Forrester Creek Way.

- b. Kim Roberts: My name is Kim Roberts and I live at 121 Forrester Creek Drive. I am one of the neighbors that did sign the petition. I believe the petition has 35 homes on it, which is 66% of the neighborhood. There obviously was a lot of concern. I live in the second home at the, what I call, the three-way intersection. My husband works from home and I am home a lot too with my job, so I do see the need. There are people who go too fast around the corner. There are stop signs there, but they seem to be non-existent to people. We have a lot of children and people who walk their dogs. People speed around the corners without halt. There is a sign that says it is no-throughway, but people don't realize it and by the time people realize it is a dead end, they get frustrated and whip around in my driveway area and zoom up and out of the neighborhood. I have seen that several times and have had to put flags around my driveway, so they don't keep coming up into my curb at my driveway.

So, I do see the need and know there are people who are against it, but would like to work something out to protect our neighborhood.

- c. Cindy Abare: I am also a homeowner. I did sign the petition, but it is more information that I would like. More things have come to light on Nextdoor, and it is not clear how many speed humps, signs, or things of that nature. I think it is important that we know what we signed for. I live at 109 Forrester Creek Drive.
- d. Steve Abare: Ditto what Cindy had to say. We just want to have a safe neighborhood. It is a question of how many speed humps and where they are going to be. As a homeowner, we just want some more information, so we know what the next steps are.
- e. Keith Hardin: I live at 107 Forrester Creek Drive. I circulated the petition and followed the process the way I understood it to get a solution to the speeding I see almost on a daily basis, particularly since I retired at the end of 2020. It is more visible to me. I would like to see this because of children, because of walkers. I am one of several people who seem to keep grandchildren some of the time. I guess we need to move forward to find out what the speed hump solution would be. It was not an HOA action; it was my action. It seemed to have a lot of support, but I know there are a lot of questions. I am not sure exactly what the next step in the process is.

5. Report from City Administrator

Mr. Madden had no report, but did thank the fire, police, and public works departments for their work during the inclement weather.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds reported that the City is moving through the budget preparation process.

- b. Public Safety (Chairperson King)- In Chairwoman King's absence, Mayor Merritt thanked the fire and police departments for their work during the storm.
 - c. Public Works (Chairperson Kraeling)- Chairman Kraeling thanked public works for their work during the inclement weather.
 - d. Economic Planning & Development (Chairperson Matney)- No report
 - e. Building Codes (Chairperson Kuzniar)- Chairwoman Kuzniar reported 7 new businesses opened in December 2021 and permits and inspections are continuing to increase.
 - f. Recreation (Chairperson Allgood)- No report
7. Unfinished Business

Ordinances – 2nd Reading

- a. An ordinance to rezone property consisting of approximately 0.5 acres located at 301 E. Butler Road (Tax Map Parcel:M004.02- 01-010.01) and providing an effective date

Motion: Chairwoman Kuzniar made a motion to approve this ordinance on final reading with Councilman Matney seconding.

Councilman Allgood asked if this was an existing home or a new build. Mayor Merritt said the applicant owns the existing house and will use this for his office.

Vote: The vote was unanimous (6-0).

- b. An amendment to section 3:12.3.8 of the Mauldin Zoning Ordinance to provide a description of moving trucks and trailers

Motion: Chairwoman Kuzniar made a motion to approve this ordinance on final reading with Councilman Matney seconding.

On April 19, 2021, the City Council adopted an amendment to the Mauldin Zoning Ordinance that included a new consolidated table of allowed uses, descriptions for each of the use categories listed in the table, standards for conditional and exception uses, and new building design standards. This amendment included a provision that existing trailer rental activities and operations not in the S-1 district must cease no later than December 31, 2022.

Recently the City provided notice to the trailer/truck rental activities operating outside the S-1 district that they must cease no later than December 31, 2022. In the course of this notice, City staff received a comment that perhaps the City should consider providing clarity about what consists of the trailer/truck rental activities that must cease.

The intent of the sunset provision pertaining to the operation of trailer rentals outside of the S-1 district includes the rental and sale of trucks, trailers, and containers primarily used for moving and hauling goods (e.g., the rental of U-Haul or Penske trucks and trailers). This provision is not

intended to include the rental of personal vehicles, such as pickup trucks, used as personal transportation (e.g., the rental of personal vehicles by companies such as Enterprise).

Vote: The vote was unanimous (6-0).

8. New Business

Ordinances – 1st Reading

- a. An Ordinance to Amend Article I of Chapter 34 (Solid Waste Management) of the City of Mauldin Code of Ordinances

Motion: Chairman Kraeling made a motion to send this item back to committee with Councilman Reynolds seconding.

Vote: The vote was unanimous (6-0).

- b. An Ordinance Amending Chapter 38 of the City of Mauldin Code of Ordinances ("Traffic and Vehicles") to Add a New Article Regulating the Operation of Certain Trucks on Designated Streets in the City and Other Matters Related Thereto

Motion: Councilman Kraeling made a motion to approve this ordinance on first reading with Councilwoman Kuzniar seconding.

This ordinance addresses cut-through trucks on Hamby Drive.

Councilwoman Kuzniar asked for clarification that this would not apply to moving trucks or trucks with a specific purpose in a neighborhood.

City Attorney Daniel Hughes pointed to a section in the ordinance with definitions for exemptions for trucks with a special purpose such as moving trucks or delivery vehicles. This ordinance applies to semi-trucks that are cutting through using Hamby Drive.

Councilman Allgood asked if this is the first instance of restricting cut-through traffic, or if this is an existing ordinance that Hamby Drive is being added to. Mr. Madden answered that because Hamby Drive is a state-owned road, DOT requires the governing body to pass an ordinance restricting cut-through traffic.

Councilman Reynolds asked if there was any notification the City needed to do for GPS mapping devices. Mr. Madden said he believes that is done automatically, but he would find out.

Vote: The vote was unanimous (6-0).

Standing Committee Items

c. Resolution – Memorandum of Understanding

Motion: Chairman Matney made a motion to approve this resolution with Councilman Kraeling seconding.

Councilwoman Kuzniar wants to make sure that when the City has council or committee meetings, the citizens have a place to park, and also there is a place for police vehicles to park. Councilman Kraeling said there is an amended drawing that shows a reserved parking area for police vehicles, and a provision was added into the agreement in Section 2 to ensure that on the 1st and 3rd Mondays of each month there is parking for the meetings.

If there is a special called meeting, 48 hours' notice will be given to the businesses.

Vote: The vote was unanimous (6-0).

d. Agreement – Environmental Services

Motion: Chairman Matney made a motion to approve this agreement with Terracom for brownfield environmental assessments. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

e. Resolution to Certify Textile Mill

Motion: Chairman Matney made a motion to approve this resolution to certify the abandoned Textile Mill site at and adjacent to 1 Jenkins Street. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

f. Utility Easement

Motion: Chairman Matney made a motion to approve this easement regarding 1 East Butler Road, known as Maverick Station. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

g. Momentum Construction Contract Amendment

Motion: Chairman Matney made a motion to approve funding in the amount of \$10,000 to cover the costs associated with repairs to the roof of the Cultural Center. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

h. Resolution – Construction Manager Contract

Motion: Chairman Kraeling made a motion to approve a Resolution to approve a contract with the Cely Construction to serve as Construction Manager for the design/construction of an entryway for the multi-use trail that will connect to the pedestrian bridge across I-385. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (6-0).

i. Sewer Line Upgrade

Motion: Chairman Kraeling made a motion to approve an upgrade to the 15-inch sewer line at the Bridgeway Station Pedestrian Bridge. Approval is for option 2 not to exceed \$100,000. Councilwoman Kuzniar seconded the motion.

The City will work with Frazier Engineering to solicit bids to do this work. The construction of the pedestrian bridge will begin in March.

Vote: The vote was unanimous (6-0).

j. Administrative Judge Appointment

Motion: Councilman Matney made a motion to appoint Cierra Howard as part-time Administrative Judge. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

k. Traffic Calming Forrester Creek Drive and Forrester Creek Way

Mayor Merritt read a statement from Chairwoman King in which she requested this item go back to committee for further vetting and she would like to have a public input session with Forrester Creek residents.

Motion: Councilman Kraeling made a motion to send this back to committee and have a public input session. Councilman Allgood seconded the motion.

Vote: The vote was unanimous (6-0).

Committee of the Whole

l. Resolution regarding Project Kick

Motion: Councilman Matney made a motion to consider this item informally via committee of the whole. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (6-0).

Motion: Councilman Matney made a motion to adopt this resolution regarding Project Kick. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0).

9. Public Comment- None

10. Council Concerns- Councilman Matney read a text he received saying Mauldin Public Works is the best PW department in the state. They have picked up trash, limbs, leaves and roots and it is very much appreciated.

11. Adjournment- Mayor Merritt adjourned the meeting at 7:58 pm.

Respectfully Submitted,
Cindy Miller
Municipal Clerk