

MINUTES
CITY OF MAULDIN
CITY COUNCIL MEETING AUGUST 15, 2022
7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD

Members present: Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Diane Kuzniar.

Others present: City Attorney Daniel Hughes and Interim City Administrator Rebecca Vance

1. **Call to Order-** Mayor Merritt
 - a. Welcome- Mayor Merritt
 - b. Invocation- Councilwoman King
 - c. Pledge of Allegiance- Councilwoman King
2. **Proclamations and Presentations-** No proclamations or presentations
3. **Reading and Approval of Minutes**
 - a. Special Called City Council Meeting –July 14, 2022
 - b. City Council Meeting- July 18, 2022
 - c. Special Called Meeting-July 22, 2022
 - d. Special Called Meeting -August 1, 2022
 - e. Special Called Meeting- August 11, 2022

All of the minutes above were approved by unanimous consent.

4. **Public Comment-** None
5. **Report from City Administrator-** Interim City Administrator Rebecca Vance thanked department heads and Council for their help and patience as the City moves forward with the many projects presently being worked on.
6. **Report from Standing Committees**
 - a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds reported all budgets look good.
 - b. Public Safety (Chairperson King)- Chairwoman King reminded everyone to be careful in school zones as the new school year starts.
 - c. Public Works (Chairperson Kraeling)- None
 - d. Economic Planning & Development (Chairperson Matney)- None
 - e. Building Codes (Chairperson Kuzniar)- Chairwoman Kuzniar reported delinquent business license fees are starting to come in.
 - f. Recreation (Chairperson Allgood)- None
7. **Unfinished Business-** There is no unfinished business.

8. New Business

Ordinances- 1st reading

- a. An ordinance to rezone property consisting of approximately 23 acres located at North Main Street (portion of tax map parcel: #M008.04-01-004.00) and providing an effective date

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

Vote: The vote was unanimous (7-0).

- b. An ordinance to rezone property consisting of approximately 5 acres located at West Butler Road and Laurel Meadows Parkway (tax map parcel: #M008.02-01-003.00) and providing an effective date

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

Chairwoman Kuzniar asked Austin Allen from Arbor Land Design a question regarding the fencing or landscaping along West Butler Road. A resident said sometimes when they come off Laurel Meadows Parkway and turn right onto West Butler they have a hard time seeing because of the curve. Chairwoman Kuzniar said she is concerned if landscaping is installed that it will block the view. Mr. Allen said there is room there to move the barrier back and they will make sure the site distances are not blocked.

Councilman Allgood asked what the setback will be. Mr. Allen answered it would be 25 feet. Councilman Allgood said there were concerns regarding the lack of amenities to this property and also the density of the project. Mr. Allen said the density is high, but some surrounding properties also have a similar density. The plans are still being worked on, so he is not sure of the amenities, but should have an answer by the next Council meeting.

Vote: The vote was unanimous (6-1) with Councilman Kraeling dissenting.

Standing Committee Items

- c. Maverick Station Landscaping

Motion: Chairman Matney made a motion to approve this contract with Councilman Reynolds seconding.

Chairman Matney said this is outside the City's normal practice. Our Public Works Department landscapes City properties. He would like for the Public Works Committee to discuss the larger subject of Public Works maintenance of right of ways as well.

Councilwoman King said the City is currently maintaining the property. She is concerned that a contract like this would go against the procurement policy. The City is currently maintaining the

property and there is a difference between landscaping and maintaining. This would set a precedent.

Councilman Kraeling said he is also concerned about the procurement process. This is not something that needs to be decided now. The City needs to look at whether this would be cost prohibitive.

Mayor Merritt said he would like the Public Works Committee to look at this issue. The Public Works department is already stretched and, as the City grows, there is even more of a burden on the department.

Chairman Matney rescinded his motion with agreement by Councilman Reynolds.

Motion: Chairman Matney made a motion to forward this to the Public Works Committee with Councilman Reynolds seconding.

Vote: The vote was unanimous (7-0).

d. Certification of Distressed Textile Mill Site Tax Credits

Motion: Chairman Matney made a motion to adopt this resolution with Councilman Reynolds seconding.

Vote: The vote was unanimous (7-0).

e. Resolution to Approve Purchase and Sale Agreement

Motion: Chairman Matney made a motion to adopt this resolution and to authorize the Mayor to sign this agreement with Councilman Kraeling seconding.

Vote: The vote was unanimous (7-0).

f. Contract with Clemson University

Motion: Chairwoman King made a motion to approve the contract for law enforcement services and add the Mayor as a signature line on the contract. Councilman Kraeling seconded the motion.

Mayor Merritt asked if he should sign the contract as the Mayor. Daniel Hughes said he believes it is appropriate for the Mayor and the Chief to both sign the contract. The Mayor should sign the contract in keeping with the City's policies.

Vote: The vote was unanimous (7-0).

g. Open Burning Permit for Adams Glen

Motion: Chairwoman King made a motion to approve the open burning permit for Adams Glen subdivision. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (7-0).

h. Connection to Bridgeway Station

Motion: Chairman Allgood made a motion to send this item back to committee. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (7-0).

i. Comp and Class Plan

Motion: Chairman Reynolds made a motion to accept the contract with Evergreen Solutions with Councilwoman King seconding the motion.

Chairman Reynolds said this will enable Human Resources to ensure the City is competitive in the market for employees.

Holly Abercrombie said the \$28,500 will come from last year's budget surplus.

Vote: The vote was unanimous (7-0).

9. Public Comment- None

10. Council Concerns- Councilman Matney said we need to keep parents and students in mind as children are being moved to college.

He also mentioned Joel Ann Chandler's birthday was yesterday.

11. Adjournment- Mayor Merritt adjourned the meeting at 7:28 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk