

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
DECEMBER 5, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
4th committee meeting

Committee Members present: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar
Others present: Community Development Director JR Charles and City Administrator Seth Duncan

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Economic Planning & Development Committee Meeting: September 6, 2022

Motion: Councilwoman Kuzniar made a motion to approve the minutes with Councilman Kraeling seconding.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers
 - a. Economic Development Department
 - i. Budget Review

The budget is in line with expectations.

A Christmas Carol is completely sold out.

The December to Remember event was a great success with over 800 people attending.

5. Unfinished Business- There is no unfinished business.
6. New Business
 - a. Permitting for Mauldin Trail

When the City contracted with UIG for the completion of the Mauldin Trail (unofficially called "Mauldin Trail Phase 2" by staff), UIG inquired with Greenville County about requiring permits for the project. They were working under the assumption that, because Mauldin Trail Phase 1 and the Pedestrian Bridge did not require an earth disturbance permit, then Mauldin Trail Phase 2 would not require a permit since it would also be below the 10,000 sq ft disturbance threshold.

However, when UIG approached Greenville County to confirm this assumption, Greenville County said it now required an earth disturbance permit for Mauldin Trail Phase 1, Mauldin Trail Phase 2, and the Pedestrian bridge since Mauldin Trail Phase 2 would touch/connect the existing trail to the Pedestrian Bridge, thereby meeting the 10,000 sq ft threshold. In essence, because Phase 1 & Phase 2 and the Pedestrian Bridge physically touch, Greenville County views it as a unified development project.

UIG project manager Michael Gantt communicated this situation to staff on 11/30/22, provided an explanation of this situation, and provided a \$25,000 quote to obtain Greenville County's earth disturbance permit.

Staff recommends that the City Council authorize the expenditure of \$25,000 to obtain the required permit from Greenville County to complete the Mauldin Trail. This expenditure will be paid out of funds transferred to Capital Projects from the FY22 General Fund surplus.

Motion: Councilwoman Kuzniar made a motion to send this item to Council with Councilman Kraeling seconding.

Vote: The vote was unanimous (3-0).

b. Modification to Development Agreement between City and Hughes Investments

This item will authorize the mayor to execute and the staff to facilitate a modification to the development agreement with Hughes Investments indicating the City's commitment to pay for improvements related to the Mauldin pedestrian trail.

When the City authorized the construction of the Phase 2 of the Mauldin pedestrian trail with UIG, it was done with the understanding that the project would be paid for via the existing development Agreement that governs the construction of the Pedestrian Bridge.

The modification to the development agreement reflects the cost of constructing Phase 2 of the Mauldin Trail: Design, Permitting, and Construction totaling \$256,500. This cost reflects the City's original appropriation of \$232,000 for design/construction at its September 2022 meeting, plus the \$25,000 for permitting via Greenville County.

Motion: Councilman Kraeling made a motion to send this item to Council with Councilwoman Kuzniar seconding.

Vote: The vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 6:51 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk