

GCRA public hearing at 7:00 p.m., immediately before the Council meeting

Imma Nwobodu from Greenville County Redevelopment Authority was present to conduct the public hearing. The hearing started at 7:04 p.m. This year the City's allocation is estimated to be \$174,256 in CDBG funds and \$86,203 in Home funds. The public hearing was closed at 7:21 p.m.

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
MARCH 20, 2023
7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Merritt, Council members Carol King, Taft Matney and Michael Reynolds. Councilman Frank Allgood, Councilman Jason Kraeling and Councilwoman Diane Kuzniar were not present.

Others present: City Attorney John Duggan and City Administrator Seth Duncan

1. Call to Order-Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Reynolds
- c. Pledge of Allegiance- Councilman Reynolds

2. Proclamations and Presentations

- a. KCI Presentation- KCI presented their stormwater findings and recommendations for Bishop Heights, Bilo Distribution Center, Harrison Plaza, Holly Springs, Knollwood Drive and Oak Park Drive.
- b. Conestee Nature Preserve Presentation- Michael Corley was present from the Conestee Nature Preserve to show Council and the public the natural beauty that is right down the Road from Mauldin.

3. Reading and Approval of Minutes

- a. City Council Meeting- February 20, 2023

Motion: Councilman Matney made a motion to approve the minutes with Councilwoman King seconding.

Vote: The vote was unanimous (4-0).

4. Public Comment- None

5. Report from City Administrator

Mr. Duncan reported the Cities of Mauldin and Fountain Inn have received a grant for \$525,000, which is split evenly between the two cities for stormwater projects.

WOW, a new Internet provider has come to the City and are starting the installation process. They are digging in the right-of-way.

Councilman Matney asked if WOW was locating utilities and people's irrigation systems before digging. Mr. Duncan answered that they are calling 811 and people are encouraged to mark their irrigation systems with flags.

The next budget workshop is March 30th at 6:00 p.m.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)
- b. Public Safety (Chairperson King)
 - Police Employee Awards and Recognition

Chief Miller awarded Kristi Vicars and Jennifer Fletcher with the Civilian Employee of the Year Awards. He then awarded James Madden with the Police Officer of the Year award.

- c. Public Works (Chairperson Kraeling)
- d. Economic Planning & Development (Chairperson Matney)
- e. Building Codes (Chairperson Kuzniar)
- f. Recreation (Chairperson Allgood)

7. Unfinished Business- None

8. New Business

Ordinances – 1st Reading- None

Standing Committee Items

- a. Judicial Online Court Payment Merchant Agreement

Motion: Chairwoman King made a motion to approve the Statement of Work for the Judicial online payment system. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (4-0).

b. GLDTC Participation Agreement 600.01

Motion: Councilwoman King made a motion to approve the GLDTC Participation Agreement for paving the City's roadway inventory. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (4-0).

c. Cultural Center Copier Contract

Motion: Chairman Reynolds made a motion to add a new cultural center copier onto the existing City lease with Dex Imaging, making it co-terminus. Councilwoman King seconded the motion.

Vote: The vote was unanimous (4-0).

Committee of the Whole

d. GCRA resolution

Motion: Councilman Matney made a motion to consider this item informally. Councilwoman King seconded the motion.

Vote: The vote was unanimous (4-0).

Motion: Councilman Matney made a motion to adopt the GCRA resolution with Councilwoman King seconding.

Vote: The vote was unanimous (4-0).

9. Public Comment

a. Rollie Hyust: I live at 104 Swinton Drive. I just wanted to thank everyone here who is involved with the sidewalk that will be taking place on Miller Road. The bridge, as we know, is a death trap, but it will be resolved. I just want to thank everyone for your participation. This is a great thing. Thank you very much.

b. Nick Netchaeff: I am the owner/operator of Distinctive Details at 212 North Main Street. We will be submitting a counteroffer to the City. This is about the City Center and more specifically, about Jenkins. There is a very wide gap between the offers and I just wanted to make Council aware so this would be fair.

I want to apologize on the timeline, but we were waiting on the information, to include

the property value. I would like you to take into consideration that the 12 feet that is needed is 10% of our property. That is pretty easy math. My main entrance will be taken away and there is a big concern with that. The new entrance will be in the back parking lot and the only exit our customers will have is coming on to 276. We all know it is very dangerous to enter 276 without a red light. You also have to consider the footprint with the salability. All of that has been considered in our counteroffer, and I just wanted to come tonight. The GCRA lady said there was some infrastructure money, but anyway, that is above my paygrade.

People know I have been there a long time. I have been very positive about the City Center. I have been interviewed by the media and I have never bashed; I have always been positive. I have always said as long as the business owners are taken care of, but there is a lot of concern about that now. We were told there would be no eminent domain, but eminent domain was served to a business owner in 2022. I have a successful business and I treat people fairly, like I would want to be treated. I would ask you to pretend that is your property. The offer is nowhere near fair, I will put it that way. But I still want to stay positive about the City Center and I also know a detail shop doesn't fit in there. I still want to be compensated. I have been there a long time and have a successful business.

My plan was to sell my business and retire, not move at 61 years old. I would like you to consider that. I hope we can get all of this resolved. This has been stressful on me and my family. It has been going on for a long time. We have been talking about these townhomes for how long? It has been going on and on and will affect my business. I do want to be compensated. It is only a handful of business owners who need to be taken care of. This is the same as 10 years ago, 5 years ago, 3 years ago. I thank you for your time.

c. Dr. Walt McPhail: I am Walt McPhail, owner and operator of McPhail Animal Hospital in City Center. I want to say hello. I like being last. Ms. Black, Taft, Mr. Reynolds, Mayor, and staff, I appreciate your listening to me. Apparently, the stars aligned last month because we have been able to reach an agreement that benefits the City and McPhail Animal Hospital. We are going to do a little bit of horse trading. They are going to get a little property on Jenkins Street and I am going to get a little property on Jenkins Court to allow me to stay in business. I am here to thank you. We appreciate all you have done. Thank you.

Oh, by the way, with this horse trading, you saved a couple hundred thousand dollars. Take that into consideration when you consider my neighbor, Nick.

10. Council Concerns- None

11. Adjournment- Mayor Merritt adjourned the meeting at 8:20 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk