

**FY 23 AMENDED BUDGET AND FY 24 BUDGET PUBLIC HEARINGS AT 7:00 P.M.**

The public hearing on the FY 23 amended budget opened at 7:12 p.m. and was closed at 7:15 p.m. with no public comment.

The public hearing on the FY 24 budget opened at 7:15 p.m. and was closed at 7:16 p.m. with no public comment.

**MINUTES  
CITY OF MAULDIN  
COUNCIL MEETING  
MAY 15, 2023  
IMMEDIATELY FOLLOWING PUBLIC HEARINGS  
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present: Mayor Terry Merritt, Council members Carol King, Taft Matney, Frank Allgood and Diane Kuzniar. Councilman Jason Kraeling participated via Zoom. Councilman Michael Reynolds was not present at Call to Order.

Others present: City Attorney Daniel Hughes and City Administrator Seth Duncan

**1. Call to Order**

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

**2. Proclamations and Presentations**

Mayor Merritt read the MASC civility pledge followed by the two proclamations. Certificates were presented to the football players.

Councilman Reynolds joined the meeting during the reading of the proclamations.

- a. Gun Violence Awareness Proclamation
- b. 12U Tackle Football All-Stars Proclamation

**3. Reading and Approval of Minutes**

- a. City Council Meeting- April 17, 2023- The minutes were approved by unanimous consent.
- b. Special Called Business License Hearing May 1, 2023- The minutes were approved by unanimous consent.

**4. Public Comment**

- a. Phil Cochrane: I live at 435 Bishop Drive in Mauldin and have been here for 30 years. Our neighborhood is severely affected by rain and stormwater, which I have made abundantly clear to all members of Council. I forwarded more videos again to Mr. Kraeling and wanted to keep it in the forefront of your minds. We suffer every time we get several inches of rain. It floods our homes, washes away our landscape, and is destroying what we have worked all of our lives for. I would like you to consider what you can do for us. There are hundreds of us in the City of Mauldin.

I hope you consider what could be done, and what kinds of funds are available or could be made available, and whether partnerships with residents could be formulated. A few years ago I did a study of the entire neighborhood and marked on a map every residence that had problems with stormwater. I don't know if public works still has that. It seems like we have submitted volumes of information to public works.

Just please keep that in the forefront of your minds as you move forward. I can help in any way. I would even agree to give some of my property to the City so that a retention pond or larger pipe can be laid.

On a happier note, we recently had the car door handle pullers come through Bishop Heights. One of the neighbors caught it on her ring camera. She immediately called the City police and they were there in two minutes. I don't know if there are representatives here this evening, but they gave those kids a run for their money and chased them all over the neighborhood. They appeared at 1:30 a.m., we watched them on the cameras, lots of neighbors got involved and got some good descriptions of what these guys were wearing. The response was great. One of the officers walked within 10 feet of one of the kids hiding under a F350.

A handgun was found in a backpack, and they picked up the backpack and secured the firearm. Good job MPD. We appreciate it very much.

## **5. Report from City Administrator**

Mr. Duncan reported on Cultural Center events. You're a Good Man, Charlie Brown will close out the 2022-2023 theatre season. Amp'd up Fridays will begin Friday, May 26<sup>th</sup>.

Officer Bennett coffee is on sale with 50% of the proceeds going to Make A Wish Foundation.

Mr. Duncan thanked City departments for their storm response last week.

## 6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- None
- b. Public Safety (Chairperson King)- None
- c. Public Works (Chairperson Kraeling)- None
- d. Economic Planning & Development (Chairperson Matney)- Chairman Matney said he really appreciates Gina McAtee and the other Cultural Center staff and all they do. He was at a concert in a neighboring municipality and it did not hold a candle to what we have.
- e. Building Codes (Chairperson Kuzniar)- None
- f. Recreation (Chairperson Allgood)- Great presentation on the Senior Center at the Recreation committee meeting. SCAP Softball Tournament June 8<sup>th</sup>-11<sup>th</sup> and the City is participating in a Park Hop on July 14<sup>th</sup>.

Mayor Merritt mentioned the Recreation Department coordinated a City clean-up day on Saturday.

## 7. Unfinished Business-

Ordinances- 2nd Reading

- a. Ordinance 1015- Sale of Property on Jenkins Court to McPhail Revocable Trust

As part of the ROW agreement with Dr. Walter McPhail, the City conditionally agreed to sell 1,456 square feet of property in front of McPhail Animal Hospital for parking and other uses.

**Motion:** Chairman Matney made a motion to accept this ordinance on second reading with Councilman Allgood seconding.

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

- b. Ordinance 1016- Local Revenue Services Agreement

**Motion:** Chairman Reynolds made a motion to accept this ordinance on second reading with Councilwoman King seconding.

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

Other Business

- c. Business License Appeal- Keller Williams

City Attorney Daniel Hughes presented the written decision from the appeals process.

**Motion:** Councilwoman King made a motion to accept this written decision denying

Keller Williams' appeal with Councilman Matney seconding. Councilman Reynolds was not present at the appeals hearing and will abstain from voting.

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

## 8. New Business

Ordinances – 1st Reading

- a. Ordinance 1017- FY 2023 Budget Amendment Ordinance

**Motion:** Chairman Reynolds made a motion to accept this ordinance on second reading with Councilwoman Kuzniar seconding.

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

Standing Committee Items

- b. UIG Change Order

This item will authorize the Mayor to execute all documents related to the improvements to the Mauldin Trail: Amendment Infrastructure Reimbursement Agreement and Change Order #3.

**Motion:** Chairman Matney made a motion to accept this with Councilwoman Kuzniar seconding.

Councilman Allgood said this project cost keeps adding up and we need to hold ourselves accountable.

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

- c. License Agreement Request for Maverick Yards

The Parker Group is asking for an agreement with both Jenkins Court Investments LLC and Maverick Yards TH LLC related to Parcel M003010202700 (208 Main Street, Mauldin, SC 29662), and authorize the mayor to execute the agreement upon authorization by City Council. This will allow construction vehicles to park on City property during construction of Maverick Yards.

**Motion:** Chairman Matney made a motion to accept this license agreement with Councilwoman Kuzniar seconding.

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

d. Oak Park Stormwater Project Grant

The City was awarded \$1,166,153.50 from the South Carolina Office of Resilience for the Oak Park Stormwater project which has been funded through the American Rescue Plan Act Stormwater Infrastructure Program (ASIP). A municipal match of \$1,166,153.50 is required by the City.

**Motion:** Chairman Kraeling made a motion to accept this item with Councilman Allgood seconding.

The matching funding for this project has not been identified. Councilwoman King said there is a potential funding option, but she has reservations. It would require usage of the unassigned fund balance. She also is concerned about the part of the agreement that says the City is responsible for overages. It is unfortunate the City has to respond on this grant so quickly.

Councilman Matney asked if it would help if this item went back to committee. Mr. Duncan said the extension we asked for is almost up and we are at the end of the grace period.

Councilman Allgood said he would have a hard time turning down grant money.

Councilman Reynolds said stormwater is going to be an ongoing problem. We have an opportunity to subsidize some of that, but these problems are exponentially growing. He has concerns about the amount of money that would need to be found now.

Chairman Kraeling said his concern is the timing of this.

Mayor Merritt said he has been working on stormwater issues since 2015. He has a problem saying the City is putting in walking trails, but does not have money for stormwater remediation. Mr. Fleahman knows how to do everything in the public works department and is a resource we can use. We are making progress. We have \$7.7 million dollars in unassigned fund balance, and are only asking for \$500,000. He will trust Mr. Fleahman that there will be no overages, or only manageable overages. He doesn't not want to leave \$1.2 million in grant money on the table.

Councilwoman King said her problem is that it is unfortunate that Council has only known about this for a few days and it is a huge commitment. She can't make this decision not knowing all of the facts.

Mr. Duncan said the funding options are suggestions of staff. If Council is not comfortable using unassigned fund balance, there could be an opportunity to use annexation funds.

Chairman Kraeling said he was swayed by the Mayor's comments and will support this item.

Councilman Matney asked Ms. Abercrombie if there was ARPA money left. He then asked about hospitality money and how many more times we can dip into that fund. Ms. Abercrombie answered the ARPA money is coming from the second tranche. There are funds there. There are a lot of projects that we have to fund out of hospitality, but Bridgeway Station is coming, and that will give us more revenue. There is money also left in the annexation fund. She said she is not concerned about the hospitality fund and using the money for this grant.

**Vote:** The vote was 6-1 with Councilwoman King dissenting.

e. Public Works Facility Upgrade- Fencing

Staff is recommending City Council approve the allocation of \$10,695.40 from the Capital budget to cover renovations to the City's Public Works Facility fencing by Seegars Fence Company.

**Motion:** Chairman Kraeling made a motion to accept the bid from Seegar's Fencing with Councilwoman King seconding.

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

Committee of the Whole

f. Ordinance 1018- FY 24 Budget Ordinance

**Motion:** Councilman Matney made a motion to consider this item as committee of the whole under the informal method with Councilman Reynolds seconding.

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

**Motion:** Councilman Reynolds made a motion to accept this ordinance on first reading with Councilwoman King seconding. This also includes a provision to adopt the fee schedule and option 3 for the sewer funding, which is a flat fee.

Councilman Kraeling recused himself from voting on this item due to a work conflict.

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

Councilman Reynolds thanked Council for the hard work on the budget process.

**9. Public Comment-**

Phil Cochrane: I appreciate what happened tonight. This is a first step for stormwater and I appreciate every Council member who had an opinion and voted for this.

Joel Ann Chandler: Greenville County collects a stormwater fee. Would Mauldin residents not be entitled to that money?

Ms. Chandler was answered no.

**10. Council Concerns-** None

**11. Adjournment-** Mayor Merritt adjourned the meeting at 8:45 p.m.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk