

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
JANUARY 16, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD
7:00 p.m.**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood, and Mark Steenback.

Others present were City Administrator Seth Duncan 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. Presentations
Pat Pomeroy Retirement

Christina Ortiz shared a story of opening her State Farm business in Mauldin and how Pat Pomeroy and the Chamber were instrumental in her business' success.

Mayor Merritt presented Ms. Pomeroy with a proclamation and plaque.

3. Reading and Approval of Minutes

- a. City Council Meeting- December 18, 2023

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

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

Special Called Council Meeting- January 2, 2024

Motion: Councilman Reynolds made a motion to approve the minutes with Councilman Allgood seconding.

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

4. Public Comment- None

5. Report from City Administrator-

Seth Duncan reported Mauldin Police Department recently met with the Greater Mauldin Chamber of Commerce to begin planning for the 2024 Mauldin Christmas Parade. The primary date for the parade will be December 7th and December 14th will be the planned makeup date in the event of rain. Additionally, due to expected construction on E. Butler as part of the Build a Better Butler project, the parade route will be moved for the next few years to Holland Road. At this time, event organizers are planning for the parade to begin at the Golden Strip Career School and terminate at BridgeWay Station.

Benchmark Planning was recently selected to facilitate the development of the City's Strategic Plan. The Plan will establish the City's vision and priorities around the issues that matter most. Staff recently kicked off this project with Benchmark and will be organizing initial focus groups with community leaders, city departments, business leaders and others. Benchmark is planning two Focus Group Meetings in the coming weeks and is preparing a community survey. After the focus groups, Benchmark will meet with Council to provide an overview of the process and provide initial issue identification and SWOT analysis. Work will continue through the spring and we can expect a draft Strategic Plan by the end of the fiscal year.

Council will be meeting on several occasions over the next few months to set goals, review a proposed budget, and adopt the final FY 2025 budget. The list of meeting dates are as follows:

- Goal Setting Session – Thursday, February 1st at 6pm
- Budget Workshop I – Thursday, March 14th at 6pm
- Budget Workshop II – Thursday, March 28th at 6pm
- First Reading & Public Hearing – Monday, May 20th at 7pm
- Second Reading – Monday, June 17th at 7pm

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds mentioned the budget process and that the committee would soon be looking at the employee personnel policy. Chairman Reynolds said how much he would miss Ms. Pomeroy.
- b. Public Safety (Chairperson King)- Chairwoman King thanked the police, fire and public works departments for their work during the rain event last week. She then mentioned that Cpl. Harley Sefcik became certified with car seat installation to provide this service to the community. Chairwoman King thanked Ms. Pomeroy for everything she has done for Mauldin.
- c. Public Works (Chairperson Kraeling)- Chairman Kraeling complimented the Public Works department for their hard work during the rain last week.

- d. Economic Planning & Development (Chairperson Matney)- Chairman Matney also mentioned the rain event and thanked the city departments for their response. He then thanked Pat for being a touch point for City businesses.
- e. Building Codes (Chairperson Steenback)- Chairman Steenback reported that business license renewals have started. He thanked Ms. Pomeroy for her direction when he was contemplating running for Council.
- f. Recreation (Chairperson Allgood)- Chairman Allgood reported spring sports registrations are being held now. Basketball has already begun, and the courts are all busy. He thanked Ms. Pomeroy for her friendship over the years.

7. Unfinished Business-

Ordinances- 2nd Reading

None

Standing Committee Items

None

8. New Business

Ordinances – 1st Reading

None

Standing Committee Items

- a. Cultural Center Front Steps Replacement- Staff solicited quotes from construction companies and concrete contractors for the removal/replacement of the MCC front steps. In discussions with the different vendors, it was recommended that the stairs be lengthened and widened in order to decrease the ascent angle of the staircase. This would allow for easier pedestrian access due to the wider spacing of the staircase, and it would improve safety by giving increased depth and a shallower rise for each step. Lights would also be installed on the façade of the building, giving additional lighting for the staircase. Because the staircase has an aesthetic component, staff requests that City Council approve the design of a new staircase.

Motion: Chairman Matney made a motion to approve the design for a new staircase with Councilwoman King seconding.

Councilman Allgood asked how many bids were received. Mr. Charles said bids have not been received yet, but he reached out to three firms for a proposed design.

Councilman Allgood asked how much was left in the safety and security budget line item for the Cultural Center. Mr. Charles answered approximately \$314,000. Councilman Allgood then asked if a ramp was considered. Mr. Charles said a ramp was considered, but because of the height of the staircase, a ramp would have to slope off of the sides and would be steep. There are already ramps on the sides of the building that will allow access. Councilman Allgood wants to make sure there is signage directing people to the existing ramps.

Councilman Reynolds asked if handrails were included in the quote. Mr. Charles answered yes. Mr. Duncan said the staircase would have to meet all codes and standards. The aesthetic portion is all that needs to be discussed tonight.

Councilman Reynolds said he would like the staircase to match closely with the building. Mayor Merritt said this building is historical and hopes the aesthetics of the facade will be preserved. He would like the front façade preserved when the lighting is installed.

Councilwoman King agreed with the Mayor's comment regarding the brick pillars being preserved. She thinks the bricks will be able to be matched.

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

- b. Cultural Center Mural- City Council authorized an expenditure of \$5,000 from the Community Development Department's FY 2024 Advertising line item at its June 19, 2023, Council Meeting to go towards the mural on the Cultural Center. Leadership Golden Strip will provide the balance of the funding to install the mural.

Staff recommends City Council grant authority to the City Administrator and/or mayor to execute the Design Approval of the Leadership Golden Strip mural.

Motion: Chairman Matney made a motion to approve the mural design with Councilman Kraeling seconding.

In response to a question from the Mayor, Seth Duncan said this vote tonight does not obligate funding for additional panels that may be done in the future.

Councilman Allgood said there was conversation last time that the businesses represented on the mural be contacted to make sure we could use their images. Mr. Duncan said the images fall under public domain because it is art. The City is not making money from use of the images.

Councilman Steenback asked if there is a timeline for the rest of the panels. Mr. Duncan said it could be included in the budget for FY 25. This is not a permanent feature and can be removed if the City does not want to fund it going forward.

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

9. Public Comment

Greg Parrish- 29 Oak Glen Road. Mr. Parrish commented on three topics. First is the fact that there are at least three Air BnBs in the neighborhood. He would like a clear understanding of the law that governs them. He asked if he could get a copy of the law.

The second item is located at 30 Oak Glen Drive. The “cube house”, as it is known to some, is now two dwellings under one roof. There are two people, one upstairs and one downstairs, living in the house. Mr. Parrish is concerned about commercial property being mixed with residential.

His third issue deals with stormwater. There has been construction on his street and he would like information on the stormwater fund. Mr. Parrish has a problem with stormwater in his backyard. He was present at Council with his neighbor who has piping in his backyard that is exposed. Mr. Parrish wants to make sure the City fixes the stormwater system.

Mr. Parrish was given Mr. Duncan’s contact information for further information on these concerns.

10. Council Concerns- None

11. Adjournment- Mayor Merritt adjourned the meeting at 7:50 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk