

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
APRIL 15, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

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

Others present were City Administrator Seth Duncan and City Attorney Daniel Hughes.

1. Call to Order

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

2. Proclamations and Presentations

- a. Greenville County Soil and Water Conservation Presentation- Kirsten Robertson

The Greenville County Soil and Water Conservation District educates and gives advice to the public regarding stormwater pollution. Ms. Robertson is an engineer and can also go to people's property and give them advice on what to do to help mitigate stormwater problems. Presentations can also be given to HOAs and other groups.

- b. National Day of Prayer Proclamation- Mayor Merritt read the proclamation.

3. Reading and Approval of Minutes

- a. City Council Meeting- March 18, 2024
Council Budget Workshop- March 14, 2024
Council Budget Workshop- March 28, 2024
Special Called Council- April 1, 2024

Motion: Councilman Matney made a motion to accept all sets of minutes as presented. Councilwoman King seconded the motion.

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

Councilman Matney left the meeting and was unable to vote on several items.

4. Public Comment

Phil Cochrane of 435 Bishop Drive was present to talk on stormwater. He thanked the City

and the Public Works Department for what they are doing to help with the City's stormwater issues. He asked that any revenue for stormwater be used for old developments that need help; not new construction.

5. Report from City Administrator

The Greenville County Capital Project Sales Tax Commission held its first meeting recently where it learned more about its role in identifying and assessing road projects for a ballot initiative this November. The Commission will review scored projects from a tentative project list on Tuesday, April 23rd at 5:30pm. The meeting will be held at County Square and is open to the public.

Once the road project list is presented, County officials will begin hosting a series of public meetings to receive feedback from the public regarding the proposed project list. One of those meetings will be held here in Mauldin on Tuesday, April 30th from 5-7pm at the Senior Center.

The Chamber will be hosting a number of events over the next few weeks throughout the community. First, Wednesday, April 17th they will be hosting a "Get Acquainted with the Chamber" open house/drop-in. The casual drop-in will allow Chamber Members and prospective Members to stop by and get to know the Chamber better. The event will start at 8am and end at 10am.

The Chamber will host their annual Golf Classic at Holly Tree Country Club.

On June 15th the Chamber will host a Car Show at Bridgeway Station from 9am until 2pm.

Bridgeway Station's grand opening is scheduled for next Saturday, April 27th starting at 4pm.

The grand opening of the City's new fire department headquarters is this Friday starting at 11am.

Mauldin Blues and Jazz festival is this Saturday. It begins at 2pm and will run until 9pm.

6. Report from Standing Committees

- a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds reported there would be a budget meeting on Thursday evening.
- b. Public Safety (Chairperson King)- No report
- c. Public Works (Chairperson Kraeling)- No report
- d. Economic Planning & Development (Chairperson Matney)- No report
- e. Building Codes (Chairperson Steenback)- No report
- f. Recreation (Chairperson Allgood)- Chairman Allgood reported baseball season is starting.

7. Unfinished Business-

Ordinances- 2nd Reading

- a. An Amendment to Section 5:6.16 of the Mauldin Zoning Ordinance regarding drive-thru facilities in the Central Redevelopment District

Motion: Chairman Steenback made a motion to accept this ordinance on second and final reading. Councilwoman King seconded the motion.

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

- b. An Ordinance to provide for the annexation of property owned by Andrew and Alexandria Smith and located at 325 Bridges Road (Tax Map Parcel: 0542.01-01-021.11) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

Motion: Chairman Steenback made a motion to accept this ordinance on second and final reading. Councilman Allgood seconded the motion.

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

- c. An Ordinance to provide for the annexation of property owned by Jason and Tina Styron and located at 315 Bridges Road (Tax Map Parcel: 0542.01-01-021.10) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

Motion: Chairman Steenback made a motion to accept this ordinance on second reading. Councilman Allgood seconded the motion.

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

Standing Committee Items

- d. Stormwater Fee Discussion

Councilman Matney rejoined the meeting during the stormwater discussion.

Mr. Duncan said an alternative funding method would be to increase budgeted funds for stormwater activities from revenue generated by the proposed millage increase as included in the FY2025 budget. Funding could be increased from \$35k to \$70k from the balance of revenue after new investments.

Councilman Allgood said he would like to look at alternative funding. He would like to continue to talk about things we could implement today. Ms. Robertson said the Soil

and Water District offers technical assistance in which they give the property owner suggestions to help with their stormwater problems. He would like to utilize this service more.

The older neighborhoods were not set up like the newer ones today. Stormwater regulations in Mauldin are stringent. We have 100-year storm requirements. We need to promote sustainable development and education on planting trees and other ways to control water runoff. The City is growing, and we might be able to collaborate with other entities as well as neighboring cities. This problem is bigger than one person's issue.

Mayor Merritt said when we first started talking about this issue, the attorneys said don't touch it. You cannot print enough money to fix the problem. Water flows downhill. Mauldin is between two large drain basins. Any development north of us and uphill of us will send stormwater to Mauldin. In the past, the City did not clean ditches to help mitigate the issue, and legally we cannot go onto private property.

Chairman Kraeling said this issue is not going away. We need to be better tomorrow than we are today.

Councilman Steenback said we haven't done the basics. We haven't done the things we should have been doing all along. If we don't get the basics right, it doesn't matter what we decide to do, it will not be sustained.

Councilman Matney said there are a lot of little things that we have started to do that are making a difference. Incrementalism is still forward motion. We will continue seeing successes as long as we don't lose sight of what we are doing.

Councilman Steenback said he lives in a house in the bottom of his neighborhood and has experience with stormwater. He understands and sympathizes with the citizens who are affected.

Councilman Reynolds asked what a millage was worth. Mr. Duncan said \$159,000 is what we use for budgeting purposes. Councilman Reynolds said we have taken advantage of some federal funding opportunities and he wants to make sure that we are looking at the budget.

8. New Business

Ordinances – 1st Reading

- a. An Ordinance to provide for the annexation of property owned by Clayton Bohn, Jr., and located at 2 Woodhedge Court (Tax Map Parcel: M006.02-01-434.00) by one hundred percent petition method; and to establish a zoning classification of R-15, residential

Motion: Chairman Steenback made a motion to accept this ordinance on first reading. Councilman Reynolds seconded the motion.

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

- b. An amendment to the Mauldin Zoning Ordinance removing certain uses from those allowed in the S-1 and I-1 zoning districts

Motion: Chairman Steenback made a motion to accept this ordinance on first reading. Councilman Matney seconded the motion.

Councilman Allgood asked if there were any grandfathering issues on this and the next item. Mr. Dyrhaug said any institutional uses that we have already allowed are grandfathered in.

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

- c. An amendment to the Mauldin Zoning Ordinance establishing regulations for nonconforming uses, structures, sites, lots, and signs

Motion: Chairman Steenback made a motion to accept this ordinance on first reading. Councilman Matney seconded the motion.

Chairman Steenback thanked staff for developing this ordinance to respond to the needs of the citizens.

Mayor Merritt said the zoning ordinance is not a static document and Council will make changes as needed to serve the City.

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

- d. Ordinance to Sell Butler Road Property for ROW

The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. These parcels are at City Park (205) and where Gilder Creek crosses E. Butler (229). SCDOT is seeking to acquire a segment of City property for the project.

The new right-of-way will not have a significant impact on either property. As such, SCDOT's offers are for fee simple title to land and temporary Right-of-Way.

Motion: Chairman Kraeling made a motion to accept the ordinance for parcel 205 on first reading. Councilman Allgood seconded the motion.

Councilman Reynolds reported the City will receive \$51,112 for the sale of property to SCDOT and to provide temporary Right-of-Way. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

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

Motion: Chairman Kraeling made a motion to accept the ordinance for parcel 229 on first reading. Councilman Steenback seconded the motion.

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

Standing Committee Items

None

Committee of the Whole

None

9. Public Comment

Cindy Jordan of 204 Fowler Circle spoke on several topics. She thanked the Mauldin Police Department. Emergency services are near and dear to her heart. Second, she is excited to tour the new fire headquarters on Friday at the grand opening ceremony. She hopes the budget included new mattresses for the firefighters. The firefighters cannot protect the citizens if they are not getting a good night's sleep.

Fowler Road traffic is of concern to her. She sees cars speeding up and down the road and has witnessed several accidents.

Lastly, Ms. Jordan spoke of her support for a Stormwater division. Council worked on this issue when she was on Council about 19 years ago, and is still trying to come up with a solution to the problem. She has stormwater issues on her property as well. The City is growing so fast. How are we holding the developers responsible?

10. Call for Executive Session

- a. Executive Session to consider an economic development matter related to City Center as allowed by State Statute Section 30-4-70(a)(2)

Councilman Matney recognized Travis from Greenville Connects. They are advocates for public transit.

Motion: Councilman Matney made a motion to adjourn into executive session with Councilman Reynolds seconding.

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

Mayor Merritt called the meeting back to order at 9:42 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

b. Possible action on items discussed in executive session- None

11. Council Concerns- None

12. Adjournment- Mayor Merritt adjourned the meeting at 9:43 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk