

**MINUTES  
MAULDIN CITY COUNCIL  
JANUARY 23, 2017  
7:00 PM  
COUNCIL CHAMBERS**

**Members present were Mayor Dennis Raines, Council members Dale Black, Larry Goodson, Scott Crosby, Taft Matney, Carol King and Terry Merritt. City Administrator Trey Eubanks and City Attorney John Duggan were also present.**

1. Call to order. – Mayor Raines
  - a. Invocation- Councilwoman King
  - b. Pledge of Allegiance- Councilwoman King
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; special presentation- None

Trey Eubanks mentioned the chamber directories would be coming out soon. Pat and the chamber board are working on chamber goals and will present them to council next month.
3. Reading and approval of minutes.- Council minutes December 19, 2016; Special called council January 3, 2017: Special Called Council January 12, 2017-

Councilman Matney made a motion to approve the minutes from December 19, 2016 with Councilwoman King seconding . The vote was unanimous (7-0). Councilman Black made a motion to approve the minutes from January 3, 2017 with Councilman Crosby seconding . The vote was unanimous (7-0). Councilman Crosby made a motion to approve the minutes from January 12, 2017 with Councilman Merritt seconding . The vote was unanimous (7-0).
4. Public Comment.
5. Report from City Administrator- Trey referred to the monthly report and the project report in the agenda packet. An exciting announcement should be made soon for the Beachin' Fridays finale this year. The council goals setting session has a possible date of February 10<sup>th</sup> at 10:30am.
6. Reports from Standing Committees
  - a. Building Codes (Chairman Black)- The report is on file.
  - b. Recreation (Chairman Merritt)- The report is on file. The department is working on three projects now: Springfield Park parking, Springfield Park bathroom/concession stand, and the parking lot and playgrounds at the Cultural

Center. There will be a 9:30 a.m. groundbreaking ceremony for the Springfield Park restroom and concession stand this Friday.

- c. Finance and Policy (Chairwoman King)- The report is on file. A Finance committee workshop will be held this Friday at 10:00 a.m. to go over the personnel policy and the vehicle use policy.
- d. Public Safety (Chairman Crosby)- The report is on file.
- e. Public Works (Chairman Goodson)- The report is on file. Chairman Goodson mentioned there is no sewer report in the monthly report. Staff will make sure there is one going forward.
- f. Economic Planning and Development (Chairman Matney)- The report is on file. Van Broad introduced David Dyrhaug.

7. Unfinished Business

8. New Business

- a. Consideration and action on sewer bond project (Public Works)-The City has \$683,160 left of our sewer bond money after Frazier Engineering has finished the initial project. To finish the Priority one basins completely will cost \$878,450. Chairman Goodson made a motion to use money from the sewer bond project fund in the amount of \$683,160, sewer rehab budget of \$50,000 and up to \$146,000 from our sewer fund balance to complete the priority one basins. Chairman Goodson said this is why the sewer department is being pushed like they are so we can maintain this work in house. Councilman Crosby seconded the motion and the vote was unanimous (7-0).
- b. Consideration and action on adding part time marketing staff (EPD)- Last year we worked with a marketing firm out of Columbia. The City has determined that we would benefit from a part time employee instead. The salary will be paid out of the marketing firm allocation. This position will market the entire city and will come under the Community Development department. Chairman Matney made a motion to approve this position with Councilman Merritt seconding. The vote was unanimous (7-0).
- c. Consideration and action on law enforcement multi-jurisdictional agreement (Committee of the Whole)- This agreement will allow the police department to respond with the fire department on their calls, even those outside the City limits. Chairman Crosby made a motion to consider this item informally with Councilman Merritt seconding. The vote was unanimous (7-0). Chairman Crosby then made a motion to approve this agreement. Councilman Goodson

seconded the motion. Councilman Matney made one change. Butch Kirven is now the County Council Chairman. The vote was unanimous (7-0).

- d. Consideration and action on Pinecrest rezoning (Committee of the Whole)- Chairman Matney made a motion to consider this item informally with Councilman Black seconding. The vote was unanimous (7-0). Chairman Black said this would be a change from R20 to R12. He stated that he has not received many calls or emails about this rezoning and that the only comments he has heard on the project involve traffic. It has been asked why the entrance and exit will not be on White Drive instead of Pinecrest. Chairman Black said he has been told by Kim that has something to do with the retention pond location. Chairman Black made a motion to accept this rezoning on first reading. Councilman Goodson seconded the motion. Councilman Merritt asked that Chairman Black reach out to the contractor to ask them to reconsider the White Drive entrance/exit. Pinecrest already has traffic calming devices and cut through traffic.

This item came through the Planning Commission 4-1. Councilman Goodson asked why this came through Committee of the Whole. Mayor Raines said all rezonings come through Committee of the Whole. Councilman Goodson asked if this could come through committee next month. The vote was unanimous (7-0).

- e. Consideration and action on East Butler rezoning (Committee of the Whole)- Councilman Merritt made a motion to consider this item informally with Councilman Matney seconding. The vote was unanimous (7-0). This is the church at 385 and Millport Circle. They want to change zoning from R15 to C2. All the surrounding property is C2 highway. The Planning Commission recommended this rezoning unanimously. Evangel Christian Fellowship Church will still be able to operate under C2. Chairman Black made a motion to accept this rezoning on first reading. Councilwoman King seconded the motion and the vote was unanimous (7-0).
- f. Consideration and action on amendment to City Code of Ordinances Section 2-72 (Finance and Policy)- This item came out of a special called Finance Committee meeting that was held last Thursday night.

This ordinance conflicts with guidelines stated in the personnel policy. Chairwoman King made a motion to rescind ordinance Section 2-72 of the Code of Ordinances on first reading. Councilman Merritt seconded the motion. The Finance Committee has been working on the personnel policy and thought this was a good move to help complete the process. Councilman Goodson said this was a huge step towards getting a good personnel policy and he thanked the Finance Committee for their hard work. The vote was unanimous (7-0).

9. Public Comment

- a. Kristen Aldahazel: I live at 213 White Drive. I am a resident. I wanted to reiterate some of the concerns that were brought up at the Planning Commission meeting regarding Pinecrest. One of the concerns was traffic, which you brought up early. I love the idea of having an entrance and exit at White Drive. Some other concerns are what happens if the development ends construction and is not completed. What happens to the value of our homes? I would be interested in a bond or contract that would ensure that either the work was completed or ensure that any damages could be repaired. This would preserve our property values.

I would also like to know about the traffic impact, though, if the entrance is moved, that is not really an issue. To my knowledge, there have been no traffic studies taking into account the current conditions.

Finally, I would like to know what the sewer and water management impact would be since these items would affect our property values. I just wanted to put my concerns on the record and I thank you for your work.

10. Council requests- None

11. Consideration and action on executive session pertaining to SC Code 30-4-70 (a) (2)- Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

12. Possible action on items discussed in executive session.
13. Consideration and action on executive session pertaining to SC Code 30-4-70(a) (1)  
Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee. City Administrator Contract

Councilman Matney made a motion to go into the two executive sessions. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

Councilman Merritt added that council was required to read the reason for executive sessions even though they may sound verbose.

Mayor Raines reconvened the meeting at 9:55 pm. Councilman Matney reported out of executive session. No decisions were made and no votes were taken.

14. Possible action on items discussed in executive session

Councilwoman King made a motion to authorize the Mayor to enter into a contract with the City Administrator on contract A with the following amendments. The first amendment is to define health insurance to include standard health insurance, as well as dental and vision. The second is under 4a- remove the provision of providing reimbursement for use of a personal vehicle. Instead, a city vehicle will be provided for travel when available. Councilman Goodson seconded the motion. The vote was 5-2 with Councilman Merritt and Councilman Black opposing. Councilman Black said there are some items in the contract that he is not comfortable with and he will not vote on the contract as submitted.

15. Adjournment. – Mayor Raines adjourned the meeting.

Respectfully Submitted.

Cindy Miller  
Municipal Clerk