

**Minutes
Strategic Planning Session
Tuesday, March 29, 2022**

The Strategic Planning Session of the Mullins City Council was held Tuesday, March 29 2022 at 5:30 P.M. The following were notified of the time, date, and place of the meeting: Mayor Robert L. Woodbury and Members of City Council, the City Staff, and the press. Present at the meeting were the following: Mayor Robert L. Woodbury, Mayor Pro Tem Pat Phillips, Council Members: Terry Davis, Carolyn Wilson, Andre Campbell, Mayo Phillips, Carolyn Wilson, Charlie Barrineau (MASC), and City Clerk Felicia Sawyer.

1. Call Meeting To Order & Welcome: Mayor Woodbury called the meeting to order and welcomed all present.

Council Member / Chaplain Carolyn Wilson gave the invocation.

2. Disclosure that local media has been informed of meeting pursuant to South Carolina Freedom of Information Act: Mayor Woodbury stated the local media had been contacted regarding the time, date, and place of the Strategic Planning Session for March 29, 2022.

3. Strategic Planning Session with Charlie Barrineau / MASC

Mayor Woodbury introduced Charlie Barrineau with MASC. Mr. Barrineau gave a presentation to City Council concerning 2022 goal planning. Attached is a copy of the goal for the City of Mullins.

4. Adjournment:

Mayor Pro Tem Phillips made a motion to adjourn. Council Member Kitchen seconded the motion. The meeting adjourned at 8:30 PM.

Robert L. Woodbury
Mayor

Attest:

Felicia J. Sawyer, City Clerk

Mullins City Council Goal Setting 2022

Tuesday, March 29, 2022 9 AM

City Hall (151 E Front St)

Attendees: Mayor Robert Woodbury, Councilmember Pat Phillips, Councilmember Christian Phillips, Councilmember Andre Campbell, Councilmember Terry Davis, Councilmember Malcolm Kitchen, Councilmember Carolyn Wilson, Municipal Clerk Felicia Sawyer, and Municipal Association of South Carolina Field Services Manager Charlie Barrineau (facilitator)

Goals

Must Do:

1. Downtown master plan
 - Possibly tie to the celebration of the City's 150th sesquicentennial (build pride, etc.)
 - Apply for Municipal Association Hometown Economic Development Grant (\$25K; application opens July; due September)
 - Conduct market assessment to determine Mullins region buying power and leakage to other markets
 - Include branding/marketing assessment
 - Include plan for developing the City owned 2 acre greenspace in the downtown area
 - Possibly include corridor/gateway redevelopment strategy
2. Create a Community Development Corporation (CDC)
 - Appoint committee to research CDC success stories in South Carolina; make visits to learn about opportunities that may be applicable to the needs in Mullins
 - Focus on the clearly/redevelopment of blighted areas
3. Annexation
 - Provide annexation training for council/staff in coming months
 - Target anticipated growth west along SC 76 towards Marion (proposed Interstate 73 intersection)
 - Review cost/benefit analysis of annexation
 - Identify/determine property owners, relationships, etc. to develop annexation strategy

Should Do:

4. Dilapidated/nuisance housing removal
 - Continue to focus on using code enforcement tools to communicate with owners of dilapidated/nuisance structures
 - Research abatement and removal tools utilized by other local governments to include asbestos abatement, etc.
 - Utilize American Rescue Plan Act (ARPA) funding for demolition where owner cooperation cannot be obtained
 - Use ARPA funding to leverage other community development grants, etc. that can be used towards blight removal and neighborhood redevelopment
6. Stormwater/drainage projects

- Leverage ARPA funding to seek other grant opportunities (possibly through South Carolina Office of Resiliency – SCOR – or through South Carolina Rural Infrastructure Authority – SCRIA).
 - Where possible, partner with Marion County
7. Improve relationship with Marion County
- Host “breaking of bread” gathering between two bodies over next six months

Could Do:

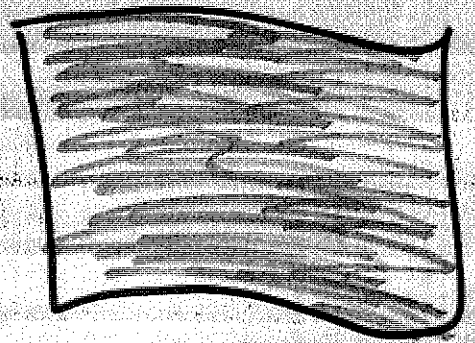
8. Industrial recruitment
- Improved communication with Marion County
 - Make sure Mullins downtown redevelopment plans shared with County
 - Ties directly with #7
8. Litter
- Problem seemed to get worse during ongoing pandemic (maybe community service workers not allowed?)
 - Look to reinstate community service; communication with Marion County Sheriff
 - Develop some type of positive branding/education message/strategy (“Trash Time with Tara in Greenwood - <https://www.facebook.com/trashtimewithtara>)
 - Encourage litter prevention training in local schools
9. Wage/compensation, job analysis/job description update
- Budget for in the 2022/23 budget likely using ARPA dollars
 - Ensure employee retention/recruitment
10. Improvement to Smith Haven Park
- Engage civil engineer/landscape architect
 - Budget for design funds 2022/23 budget likely using ARPA dollars

Honorable Mention (no particular order)

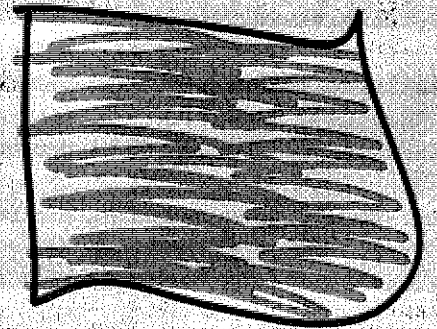
- City finances – ensure long term stability/sustainability of City of Mullins
- I-73 – ensure that City of Mullins is at the conversation table; advocacy effort (ties to annexation)
- Development of splash pad – Possible ARPA project; take road trip to similar projects; determine best location

Mullins 2002

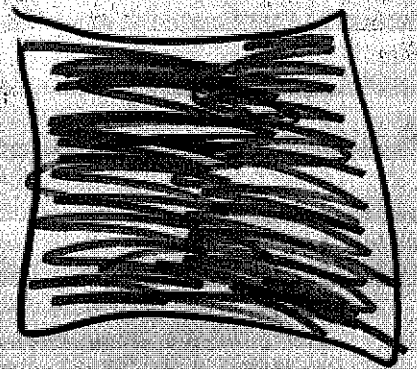
Must Do



Should Do



Could Do



A 1 D
Downtown

150th
Sept 2022

coordination of Business

Apply for Hometown
Economic Dev. Grant

Market Assessment

\$25K
Maybe Match

*green space

- to continue w/ Main St.
- Branding/colors

- B) ~~2~~ ~~2~~
- Create CAC
Community Dev. Corp.
- Create a CAC committee
 - Seek examples & visit
 - Secure funding for community redevelopment
 - Clear blighted areas

C.

~~|||||~~

Housing Demo

3

1

ABIA funds

- develop abatement plan
- have identified 76 houses
- test for asbestos
- any alternatives for asbestos abatement

Litter

① Pick up days

- look for addition of staffing
in street/sanitation

- seek people that may have
community service hours

- communication / publication

- education in schools

④

~~E. City Finances~~ (5)

- ensure stability of City of Mullins

~~F. Stormwater Drainage~~

- seek grant funding
- 319 grant
- Parting w/ Marion Co.
- Work w/ SC Dept. Resilience
- Storm water fee?

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
Industrial Recruitment

G. 1 Committee w/ County

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Make sure downtown
redevelopment plan shared
with County

- Improve relationship w/ County
Committee

H. 3 Improve Relationship

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
County Council

- host "breaking of bread"
next 6 months

I.

I - 73

(7)

II

- involved in conversation (advocacy)
- Ensure Mulkins exit prepared (amexation?)
- Exit to SC Hwy 76

J. (3) ~~Amexation 1~~ (8)

- amexation framework / update for Council
- cost / benefit
- target 1-7% growth
- identify areas / innovation strategy

K (2) | | | | | (9)

H. Wage & Compensation

Study (Job Analysis)

- budget 2022/23

(3)

L Improvement to Smithaven Park

- engage civil engineer / landscape architect

- upgrade equipment

- budget design fees 2022/23

M.

Splash Pad

- possible ARPA
- take road trip to look at others
- seek design/build
- finalize location