



ECON PLANNING AND DEV COMMITTEE MEETING

MONDAY, SEPTEMBER 14, 2020 | 6 PM

1st committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Upstairs Conference Room at 6 p.m.

Please note that members of the public may attend this meeting in-person, but are encouraged to participate remotely. The meeting will be available remotely through Webex. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing. You may also email comments about specific items on the agenda to City Clerk Cindy Miller at cmiller@mauldincitysc.com. Comments emailed about specific agenda items prior to 6:00 p.m. on Monday, September 14, 2020 will be read during the Public Comment segment of the meeting.

AGENDA

1. Call to Order

Chairman Taft Matney

2. Public Comment

3. Reading and Approval of Minutes

- a. EPD Committee Meeting: July 6, 2020 (Pages 3-5)

4. Reports or Communications from City Officers

- a. Department Reports

Community Development Director Van Broad

Budget Review

Grant Funding Phase II & III Lobby (Pages 6-13)

5. Unfinished Business- None

6. New Business

Chairman Taft Matney

- a. Motion to enter into Executive Session for a personnel matter as allowed by State Statute Section 30-4-70 a (1)
- b. Motion to enter into Executive Session for consideration of an economic matter related to Project Bosa and Project Legacy as allowed by State Statute Section 30-4-70 (a)(5)
- c. Possible action on items discussed in executive session

7. Public Comment

8. Committee Concerns

9. Adjourn

Minutes
EPD Committee
Monday, July 6, 2020
6:00 p.m.

Meeting Location: City Hall

Committee Members present: Chairman Taft Matney, Committee members Diane Kuzniar and Mayor Merritt. Community Development Director Van Broad was present along with Brandon Madden, City Administrator.

1. Call to Order- Chairman Taft Matney
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. EPD Committee Meeting: June 1, 2020
Councilwoman Kuzniar made a motion to approve the minutes as submitted with Mayor Merritt seconding. The vote was unanimous (3-0).
4. Reports or Communications from City Officers
 - a. Department Reports
Community Development Director Van Broad

The department continues to work hard on development for the City.

Beachin' Fridays has been postponed.

Budget Review
5. Unfinished Business- None
6. New Business- Chairman Taft Matney

a. **C- Fund Collaboration Request**

Consideration and action on agreeing to assist in funding the redesign of Standing Springs Road and Ashmore Bridge Road interchange in cooperation with the County of Greenville SC. Cost: \$50,000

The City of Mauldin worked to attain access and annexation of the former Bonnie Brae Golf Course along Ashmore Bridge Road. The site was annexed into the city with plans to develop a 700-800 lot housing subdivision. Concerns mounted regarding increased traffic, and the

awkward approach of Standing Springs Road onto Ashmore Bridge, which led the county to seek collaborating partners in re-aligning the access point interchange. After initial correspondence and cost estimates, Greenville County, and Mark III Properties, (the developer), will request along with SCDOT approval of the realignment and funding from C-Funds / GLDTC. The county and Mark III Properties is asking the City of Mauldin to invest in the funding of the project in the amount of \$50,000. Total cost will exceed \$1,200,000. Greenville County will be the requesting agent and will be responsible for all cost over-runs.

Chairman Matney asked how much this project would help ease congestion. Mr. Broad said it would improve accessibility to Standing Springs Road. Councilwoman Kuzniar asked what would happen to the project if we do not fund the \$50,000. Mr. Broad said he thought the project would continue anyway. Mayor Merritt asked how we could look at our citizens and tell them we are going to fund a project that belongs to SCDOT in Greenville County also knowing gas tax is going up \$.02 a gallon. Children have to jump in a ditch on Corn Road to not be run over walking to Mauldin High school, but we can give \$50,000 for this project.

Mr. Broad said this type of development is a balancing act and it will help our citizen base and bring more development to Mauldin.

Action: Councilwoman Kuzniar made a motion to send this item to Council with Chairman Matney seconding.

Vote: The vote was unanimous (3-0).

b. **Consideration and Possible Action on an Ordinance to require face Coverings Under Certain Conditions**

Chairman Matney said the cases of COVID are increasing and South Carolina is on the quarantine list for traveling. He respects individual responsibility, but we need to be leaders and help protect our citizens and employees. This will be an emergency ordinance that only requires one reading. It will require any entering a grocery store or pharmacy to wear a face covering. There will also be a recommendation that anyone entering a public building wear a mask.

Action: Councilwoman Kuzniar made a motion to send this item to Council with Mayor Merritt seconding.

Councilwoman Kuzniar said this ordinance follows Greenville, but asked how do you enforce this. Chairman Matney said we are not going to allocate police resources to enforce this. It is more a situation of someone is being brazen about it and if there is a law enforcement officer around, they can ask the person to put a mask on unless there is a medical reason not to. Mayor Merritt suggested that the social distance requirement wording be removed because it is not defined anywhere in the ordinance. Chairman Matney said it could be changed to say a social distancing recommendation of six feet.

Vote: The vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairman Matney adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

Economic Planning Committee

AGENDA ITEM

MEETING DATE: September 14, 2020

AGENDA ITEM: 4

TO: EPD Committee Chair and Members

FROM: Community Development Director Van Broad

SUBJECT: Grant Funding Phase II & III Lobby

REQUEST

To accept this report as information only.

HISTORY/BACKGROUND

The City of Mauldin purchased the former Mauldin High School Elementary School in the mid-2000's. The purpose of the building at the time was to utilize as a community gathering place creating a sense of identity and connection for citizens. Over time the facility role has enlarged, changed, and grown in its purpose.

Presently, a full-fledged children's theater company meets regularly with sell out audiences. The Art Haven School of the arts leases space from the center while Rotary, Woodcarvers and other community groups continue their use of connecting together at the facility.

Outdoor, the amphitheater has been put to great use in new programming like: Beachin Friday's, Mauldin Farmers Market, BBQ festival, coming soon a new PBJ festival (pizza, blues, and jazz) and there is room for more. These programs and others have pushed the walls and ability of the center beyond its original intended purpose as a school. While it has not inhibited programming, Council set out expansion plans by re-tooling the facility in 2009.

Major renovations to the grounds and indoor room use took off. Most recently, a renovation of the auditorium was funded in part by council and grant funding through SCPRT, Graham Foundation, Hollingsworth, USDA and other partners.

Phase I was a successful venture and has taken the facility to another level of use and ability. Currently, staff plans to pursue phase II and III which will include a lobby renovation and addition of an outdoor plaza connected to the lobby.

ANALYSIS or STAFF FINDINGS

In the original 2009 conceptual drawing and design of the auditorium renovation, there was a plan for the lobby. Following parts of this plan will allow for:

1. Better use of the entrance
2. Easier access to the auditorium
3. Multiple entry points for the auditorium
4. Less interruption during a performance
5. New rentable options

Currently, when theater productions and invited traveling productions perform at the center, audiences' line up in the hallway for access. This creates bottleneck entry into the main door of the auditorium. This door is right beside the stage and entry and exiting during productions for bathroom and other necessities makes viewing for audience members challenging. With the help of John DeRieux of Momentum construction, staff set out to configure the best and most practical use of an expanded lobby and plaza.

The new Lobby will contain:

1. Handicap accessible bathrooms
2. Warming kitchen
3. Loading patio for catering
4. New egress and ingress into the Lobby and Auditorium
5. New Plaza as an extension of the lobby waiting area will also serve as:
 - a. Reception leasing space
 - b. Extended area for patrons to relax
 - c. Overflow crowds
 - d. Entertaining venue for small productions and private gatherings

In the current budget, the lobby renovation is part of the Council approved 10-year Capital Improvement Program (CIP). With enough funding to commit to the Phase I portion of the lobby, staff plans to seek additional partners for phase II and III by submitting a grant requests to SCPRT for funding in the amount of \$200K. These grants will be matched by the funding included in the City's CIP. Additionally, staff will seek private donations for opportunities to name portions of the lobby and other areas in the center.

Phase II will contain most of what is noted in the new lobby plan and phase III will contain:

1. Complete fix of all window repairs
2. Renovate and relocate bathrooms beside auditorium
3. New ticket booth
4. Repair any and all ceiling drywall maintenance
5. Finish and complete sheetrock and painting green room
6. New awnings over front windows and others and lighting

An RFQ, (request for qualifications) will be submitted in order to solicit a CMAR (construction Manager at Risk) to complete phase II and phase III of the lobby renovation. The Construction Manager at Risk (CMAR) is a delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price.

Preliminary Pricing:

1. Phase I - \$388K
2. Phase II - \$120K
3. Contingency Awnings and lighting - \$50K
4. Total all projects - \$558

The probability of completion and success of this project is based on the following:

1. Success and completion of Auditorium renovation under budget
2. Success of grant funding from previous projects
3. Solicitation by SCPRT to request funding for the next phase

TIMELINE

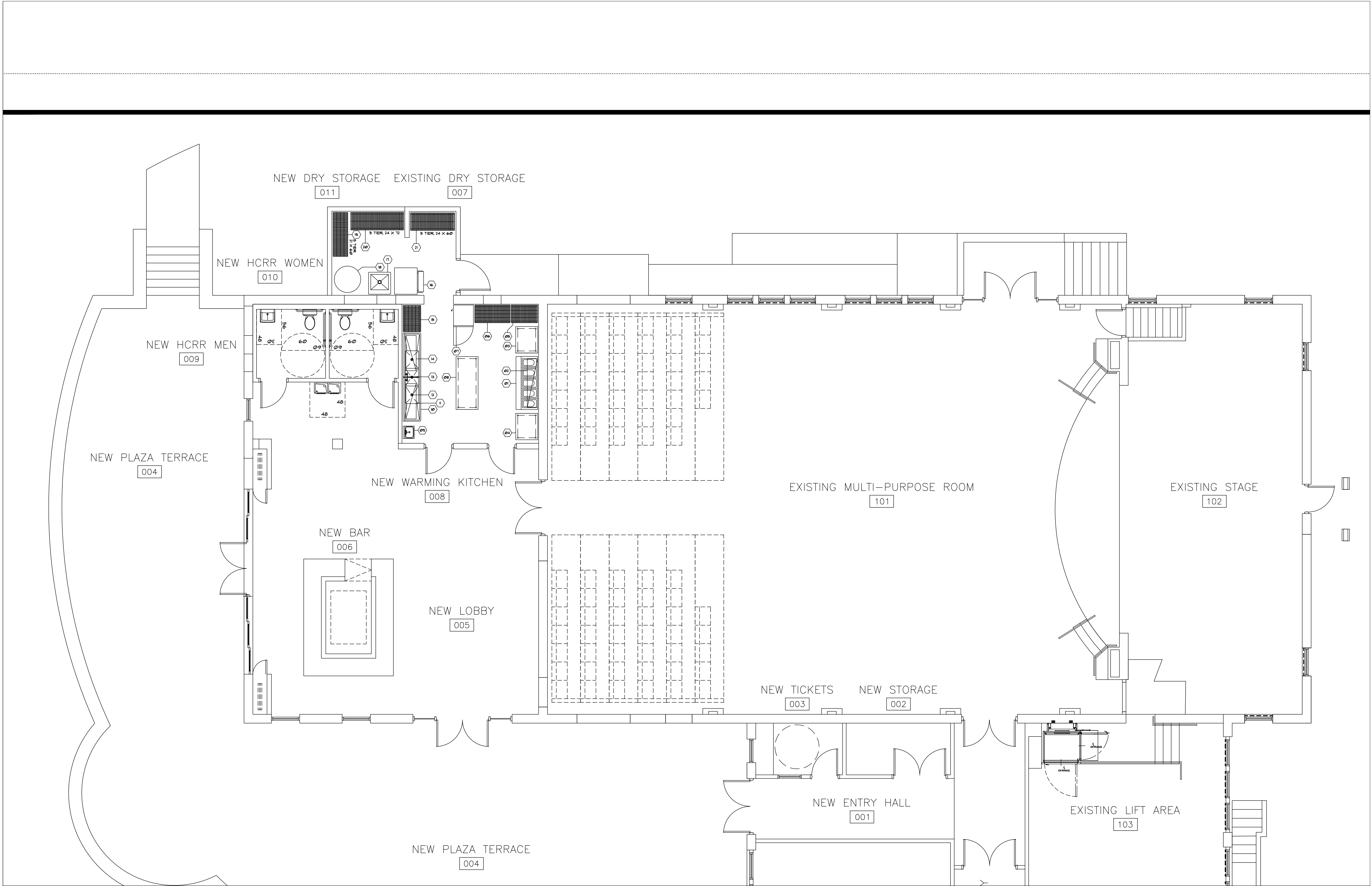
1. RFQ advertised October 1
2. October 30 or before review proposals and rank
3. September 30 file for SCPRT Grant
4. SCPRT committee to review and approve full application
5. Submit full grant application November 15.
6. December review by SCPRT committee
7. Construction of phase II begins December 1, or January 1.
8. If awarded SCPRT and other funds sufficient, phase III will begin February 2021

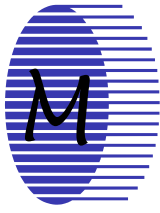
RECOMMENDATION

It is recommended that Council accept this status report from staff for information only.

ATTACHMENTS

Original plans
Cost Estimates phase II and III
New Lobby/Plaza plan
Window/Door concepts





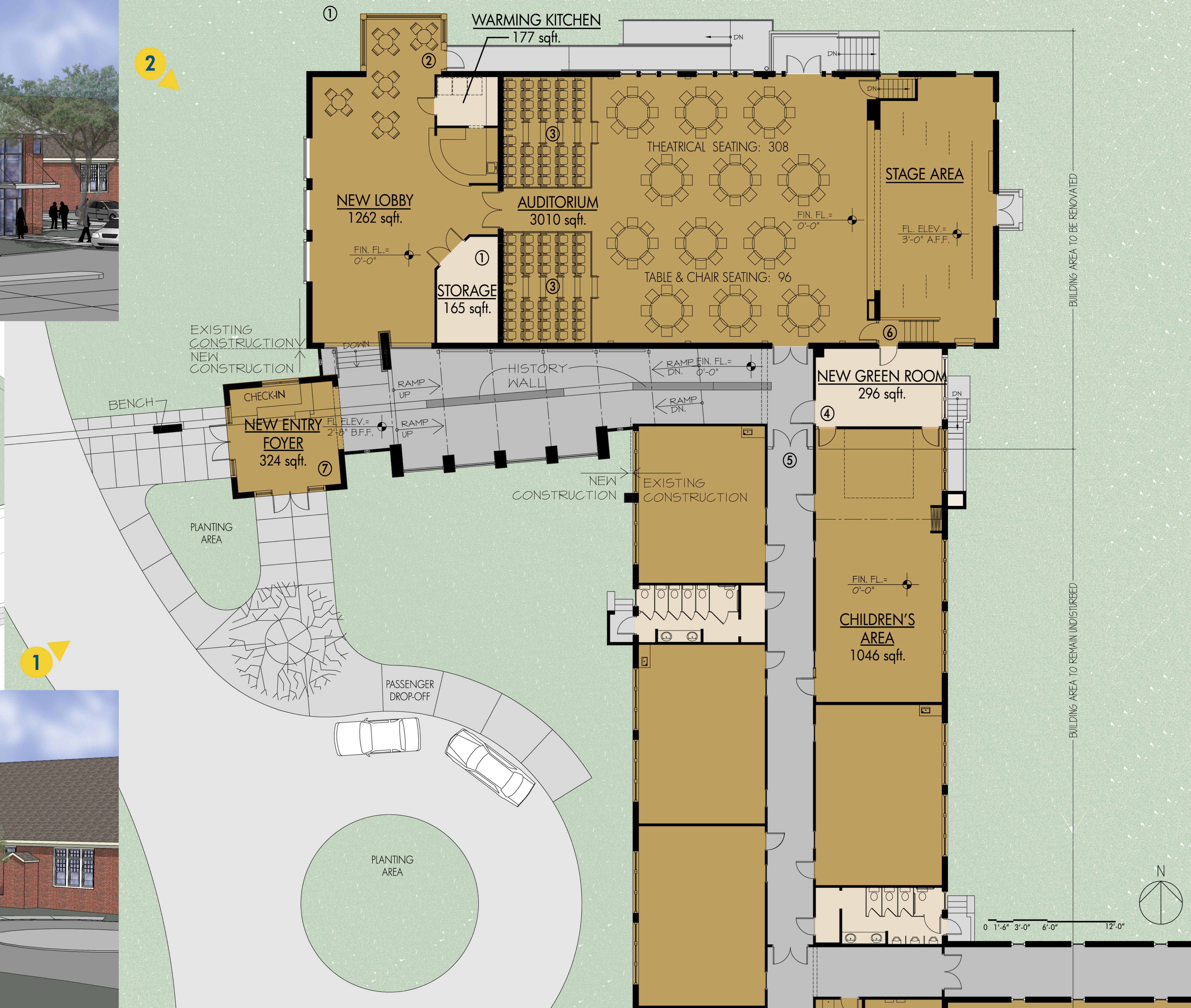
Momentum Construction Services, LLC
 PO Box 80538 - Simpsonville, SC 29680

momentumconstruction@charter.net

DATE: 9/1/20

City of Mauldin Cultural Center Phase II and Phase III. Statement of Budget

PHASE II		
ITEM	DESCRIPTION	BUDGET
1	Exterior Plaza including handicap ramp, stairs, handrails	\$ 120,750.00
2	Bathroom Renovation in the Lobby Area	\$ 37,000.00
3	Storefront Doors and Windows in the Lobby	\$ 10,000.00
4	Sliding window wall on west side of lobby	\$ 28,000.00
5	New floors, painting, and trim in lobby	\$ 30,000.00
6	Relocate existing hood and create bar space	\$ 10,000.00
7	Warming Kitchen Upfit	\$ 20,000.00
8	Add elevated floor, ticket booth and storage to exist entrance	\$ 32,000.00
9	HVAC	\$ 30,000.00
10	Electrical	\$ 30,000.00
	PHASE II SUBTOTAL	\$ 347,750.00
	Recommended Contingency	\$ 20,000.00
	Architectural and Engineering Fees	\$ 20,000.00
	PHASE II TOTAL:	\$ 387,750.00
PHASE III		
ITEM	DESCRIPTION	BUDGET
1	Green Room patch sheetrock and paint	\$ 5,000.00
2	New Carpet in large Conference Room	\$ 4,000.00
3	Repairs to windows and window trim budget	\$ 15,000.00
4	Renovations to Gang Toilets	\$ 75,000.00
	PHASE II SUBTOTAL	\$ 99,000.00
	Recommended Contingency	\$ 10,000.00
	Architectural and Engineering Fees	\$ 10,000.00
	PHASE II TOTAL:	\$ 119,000.00



- ① BUILD NEW WARMING KITCHEN & CONCESSION AREA IN APPORTIONMENT LOCATION OF EXISTING KITCHEN & ADD STORAGE ROOM
- ② BUILD OUT EXIT AREA ON NORTH ELEVATION
- ③ INSTALL RAKED, FIXED SEATING AT REAR OF AUDITORIUM
- ④ ADD GREEN ROOM & CHILDREN'S/YOUTH AREA
- ⑤ ADD PAIR OF RATED DOORS TO EXISTING CORRIDOR
- ⑥ ADD NEW STAIR TO ELEVATED STAGE AREA
- ⑦ CONSTRUCT NEW PUBLIC ENTRY, INCLUDING HISTORY WALL
- ⑧ NEW SPRINKLER COVERAGE TO NEWLY RENOVATED & CONSTRUCTED SPACES



Project Information

Mauldin Cultural Center - Mauldin, SC

Customer: Charles Lachanos

Phone: 864-752-5043