



ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

TUESDAY, SEPTEMBER 6, 2022 | 6 PM

6th Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers

The meeting will be available remotely through Zoom. Please visit the City's website at [https:// cityofmauldin.org/your-government/meeting-minutes-agendas/](https://cityofmauldin.org/your-government/meeting-minutes-agendas/) to access the meeting via audio and videoconferencing.

A quorum of Council will be present.

**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
SEPTEMBER 6, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS**

Committee Members: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar

- | | |
|--|-------------------------|
| 1. <u>Call to Order</u> | Chairperson Taft Matney |
| 2. <u>Public Comment</u> | Chairperson Taft Matney |
| 3. <u>Reading and Approval of Minutes</u>
a. Economic Planning & Development Committee Meeting: August 1, 2022 [Page 3-5] | Chairperson Taft Matney |
| 4. <u>Reports or Communications from City Officers</u>
a. Economic Development Department
i. Budget Review
b. City Center Village Update: The Parker Group- No report this month | Chairperson Taft Matney |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Taft Matney |
| 6. <u>New Business</u>
a. Pedestrian Bridge Lighting [Pages 6-13]
b. Authorize allocation of funding for Landscape Architecture Services for Jenkins Street and Jenkins Court [Page 14] | Chairperson Taft Matney |
| 7. <u>Public Comment</u> | Chairperson Taft Matney |
| 8. <u>Committee Concerns</u> | Chairperson Taft Matney |
| 9. <u>Adjournment</u> | Chairperson Taft Matney |

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
AUGUST 1, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
1st committee meeting

Committee Members present: Taft Matney (Chair) attended via Zoom and did not act as Chair, Jason Kraeling and Diane Kuzniar. Councilwoman Kuzniar chaired the meeting.

Others present: Community Development Director J.R. Charles and Interim Administrator Rebecca Vance

1. Call to Order- Acting Chair Kuzniar

2. Public Comment- None

3. Reading and Approval of Minutes

a. Economic Planning & Development Committee Meeting: July 5, 2022

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

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

4. Reports or Communications from City Officers

a. J.R. Charles, Community Development Director

i. Budget Review- The budget looks good.

b. City Center Village Update: The Parker Group

Drew Parker gave an update. Maverick Station is 100% leased. The first tenant to open will be Sully Steamers in 30-45 days.

The Parker Group will be closing on the property for Maverick Yards soon. The plans for the road were received on July 25, 2022, and the developer is also working with DHEC on environmental clean-up. Once these two items are finished, the closing will be done.

After closing on the property, there will be two phases of work- 42 townhomes and a food/beverage/retail component. The two phases will be brought to market simultaneously.

Councilwoman Kuzniar asked when Bohemian Bull is expected to open. Mr. Parker answered it should open by the end of this year or early next year. Councilman Kraeling asked about the timeframe for the townhomes. Mr. Parker said from start to finish will probably be about 12-14 months. Councilman Matney thanked Mr. Parker for working with our attorneys and staff to get the projects to this point.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Maverick Station Landscaping

This is a request by East Butler Investments for the City to contract with Piedmont Landscaping for landscaping services at Maverick Station (1 East Butler Road) in the amount of \$11,400 per year. The foliage would be covered under Piedmont Landscaping's warranty.

The City of Mauldin owns the parking lot/landscaped area of Maverick Station (1 East Butler Road), and East Butler Investments (Parker Development) owns the building. Currently, Public Works is responsible for maintenance of the landscaping.

Because this is an unbudgeted item between \$5,000 - \$15,000, the Procurement Policy requires an Informal Bid on this item. A Large Purchase Order must be completed with documentation of attempts to obtain at least three informal bids. Additionally, assigning landscaping services to a private company for the maintenance of public property would be a departure from the practice of City of Mauldin Public Works for the maintenance of public property.

Motion: Councilman Matney made a motion to forward this item to Council with Councilman Kraeling seconding.

Councilman Matney said Public Works has been in charge of ROW maintenance for quite some time. There is a lot of maintenance to be done, but there are a lot of public works projects that also need to be handled. He would like for the Public Works Committee to discuss whether we should return right of way maintenance back to the property owners and Public Works can focus on City properties.

Councilman Kraeling agreed with Councilman Matney and would like to look again at individual property owners maintaining their rights-of-way.

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

b. Certification of Distressed Textile Mill Site Tax Credits

This item is the certification of Distressed Textile Mill Site Tax Credits for BBMA Mauldin (Pat and Jennifer Britt) as they seek to redevelop a property at 255 Service Bay Road for a 12,000 sq ft day care center.

BBMA Mauldin will redevelop Lot 1 of the properties located at 255 Service Bay Road with a 12,000 sf day care center. The location of the lot and day care center will be across the railroad right of way from the former Her Majesty textile manufacturing facility.

The Appalachian Council of Governments has indicated that the Her Majesty tax parcels are located in a distressed area, and due to the BBMA tract being contiguous, it would also qualify as an abandoned textile mill site under the South Carolina Textiles Communities Revitalization Act.

Motion: Councilman Matney made a motion to forward this to full Council with a recommendation of approval pending review by the City Attorney. Councilman Kraeling seconded the motion.

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

7. Public Comment- None
8. Committee Concerns- None
9. Adjournment- Councilwoman Kuzniar adjourned the meeting at 6:15 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE

AGENDA ITEM SUMMARY

MEETING DATE: September 6, 2022

AGENDA ITEM: 6a

TO: Economic Planning & Development Committee
FROM: J.R. Charles, Community Development Director
SUBJECT: Authorize allocation of funding for Pedestrian Bridge Lighting

REQUEST

Authorize the allocation of \$204,000 to fund the lighting of the Bridgeway Pedestrian Bridge.

HISTORY/BACKGROUND

In June 2022, the City Council approved the funding of \$195,000 based on an estimate for the lighting of the Bridgeway Station Pedestrian Bridge, specifically to fund an all-white lighting scheme.

On July 11, 2022, Terry Rowe with Hughes Investments sent an email to Brandon Madden to update him about an updated cost estimate. In her email, Ms. Rowe states, "We just received the final pricing for the lighting package preferred by council. The proposal to install the lighting is \$323,500 (\$294,000 lighting + \$29,500 coring of structure). However, our bridge contractor has confirmed that it is able to perform the coring for \$10,000. Therefore, the final pricing for the lighting is \$304,000. We already had budgeted \$100,000 for lighting, so the additional funding required is \$204,000."

ANALYSIS or STAFF FINDINGS

The funding of \$195,000 for the lighting scheme for the Bridgeway Station Pedestrian Bridge was authorized by City Council at its June 2022 meeting, and the final estimate from Emory Electric, coupled with Ms. Rowe's update regarding cost savings in the coring of the structure, indicates that the final price for the lighting scheme will be \$204,000. The difference between the estimated cost authorized by the City Council at its June 2022 meeting and the final cost provided by Ms. Rowe is \$9,000.

FISCAL IMPACT

The project will cost \$204,000 according to the email provided by Ms. Rowe at Hughes Investments. This is a \$9,000 difference between the estimated cost authorized by the City Council at its June 2022 meeting and the final cost provided by Ms. Rowe. Holly Abercrombie has identified funding in the City Budget to cover this project. A Purchase Order will be created to administer this project since it is outside of the bonded amount for the Bridgeway Pedestrian Bridge project.

RECOMMENDATION

Amend the City Council's June 2022 action, which originally allocated \$195,000 for the lighting of the Bridgeway Station Pedestrian Bridge, to authorize the allocation of \$204,000 to fund the lighting scheme for the Bridgeway Station Pedestrian Bridge.

ATTACHMENTS

- Cost Estimate from Emory Electric
- Minutes from June 2022 City Council Meeting (edited to focus on Bridgeway Station Pedestrian Bridge Lighting)
- Email from Terry Rowe with Hughes Investments explaining the cost breakdown

July 6, 2022 REV #13

United Infrastructure Group, Inc.
Attn: Joe Capriola, PE

Reference: **Best & Final Proposal - Bridgeway Pedestrian Bridge Lighting Options – Mauldin, SC (Design Build)**

Scope of Work:

- Material, labor, and taxes for a complete electrical package per the following drawings dated:
 - a) Reference Drawings issued for Precast structure Only
- Electrical Building Permit and Fees based upon our illustrated scope only
- Scope:
 1. Scope Details:
 1. Lumenpulse Package:
 1. Package has been selected as “White” Non-Color Rendering Fixture Option.
 2. All Branch Wiring is included as Standard Conduit, ENT, and Flexible Conduit.
 3. All Conductors are Included as Copper THHN/THWN.
 4. No Control Conduits & Wiring are included for this system is either on or off.
 5. All Mounting of Lumenpulse Fixtures are included as Mechanical Fasteners (Screw Type) and Epoxy Type Fasteners when and where required
 2. Electrical Service:
 1. Provide and Install (1) 200A 120/208v 3P4W System
 2. (1) 200A MCB Panel N3R Construction
 3. (1) 200A 3P Meter Socket
 4. (1) 30A 6 Pole N3R Lighting Contactor Controlled By 120V Photo-Cell Device Mounted to the Contactor.
 5. Grounding Per the NFPA NEC 70
 6. All Equipment is priced and designed to be fastened to the structure.
 3. Engineering:
 1. Engineering of the Base Electrical Service Riser is included from prior proposal. \$3,125.00 Has been allocated for the Engineering Budget. if the engineering becomes beyond that, Emory Electric reserves the right to request additional fees per change proposal. This statement is due to the City of Mauldin Possible additional requirements. We are not stating it will be more but, we would require clarification of possible incurred charges.

- **Exclusions:**

1. Seismic bracing, supports, and/or engineering for Fixtures, Conduit Racking and or Equipment.
2. Sod, grass, and/or standard landscaping replacement/repair
3. Concrete, asphalt, and/or drywall cutting, Coring, patching, and/or painting, this includes coring unless otherwise specified in scope.
4. **Concrete Light Pole Bases are Excluded**
5. Excavation of roadways, road crossings, and/or rock removal of any type
6. Concrete Encasement of any type, unless specifically identified in scope
7. Directional Boring, Unless Specifically Designated in Scope of Work
8. Telecommunications system, fire alarm system, security system, EMS, BMS, and/or CCTV system equipment and/or installation
9. Penetration Sealing (Weather Proofing) of any Exterior Structure (Metal Siding, Concrete, Wood and or any Exterior Surface
10. **Engineering, CAD, and/or BIM design and/or coordination**
11. Locating services outside of general 811 services
12. Bonding (if required, please **add 1%**)
13. X-Ray of slabs and/or wall structure
14. Ground Resistance Testing
15. **Temporary Power and Lighting are Not Included.**
16. **Utility Fees**
17. Utility Secondary/Primary Conduit from Source is by others
18. Equipment:
 1. Scissor Lifts -Boom Lifts – Etc.
 2. Safety Railing
 3. Excavators, Tampers, Generators, Etc.
 4. Emory Electric will utilize GC Equipment on the night shift for Lighting Installation and Night Work
19. Excavation is Excluded, for any part of this proposal.
20. Structural Assumptions of Pre-Cast Beams, Piles, or Structure.
21. Weekend Work.
22. Concrete Lite Pole Bases are Excluded in this proposal, all Concrete Work is provided and installed by others.
23. CCTV Camera Conduit work Excluded in this proposal due to the design is not complete.
24. Pole Lighting is Excluded from this proposal
25. Color Rendering Lumenpulse System is Excluded from this proposal
26. Lighting Control Via Remote Link – Lighting is designed for On/Off Display Only.

General Notes:

27. Working Schedule:

1. Emory Electric understands that we will be assigned from day to day at different times. These times must be schedule 2/3 days in advance. If out of scheduled work happens, please allow, 2-4 hours for dispatching of manpower. There is no exception to this statement due to manpower scheduling. No Weekend, Nights or off hour schedules are included.

1. Working Hours are included as follows:

1. Monday through Thursday

1. 7:00AM to 5:30PM when scheduled.
2. Night work is Excluded no Exceptions to this. All work Must be handled during the normal working hours as stated.
3. When Night Shift is Required, Emory Electric will provide manpower accordingly. All Night Work Shifts will and must be coordinate within 48hrs of the required shift.

28. Proposal General Notes and Conditions

1. No Engineering, CAD, BIM, etc. are included. We recommend a full electrical design to be handled by others.
2. Lead-Times for Equipment:
 1. Distribution Equipment: 30-90 Days Upon Approval and Release
 2. Lighting Package: 16-20 Weeks Upon Approval and Release
 3. Step Lighting Package: 6-10 Weeks Upon Approval and Release
3. No Delay Charges, Overnight Shipping or Express Shipping is included. All Shipping information will be defined at time of approval Only, the dates as shown are best guess assumptions at this time.

PRICING SCHEDULE:

- Revised Bid Proposal:.....See Below:
 1. Lumenpulse System – White – Non-Color Rendering: \$294,000.00
 1. This Package included the Electrical Service
 2. Pricing is included with what is stated, this pricing is included with Customer Consideration from our vendors and will not be adjust any further.
 2. Add Alternates: Not Included in any Pricing Above
 1. ***Coring of Structure:..... \$29,500.00***

General Note:

Emory Electric appreciates the opportunity to bid this project. This proposal shall remain firm for ten (10) days. Due to the evolving and changing of commodity pricing, Emory Electric reserves

the right to revise this proposal after the ten (10) day notice of this bid proposal. If you have any questions or additional information is required, please do not hesitate to call.

Pricing for all Commodity items was updated on 7-8-22. This commodity pricing is protected for the terms as stated 10 Days.

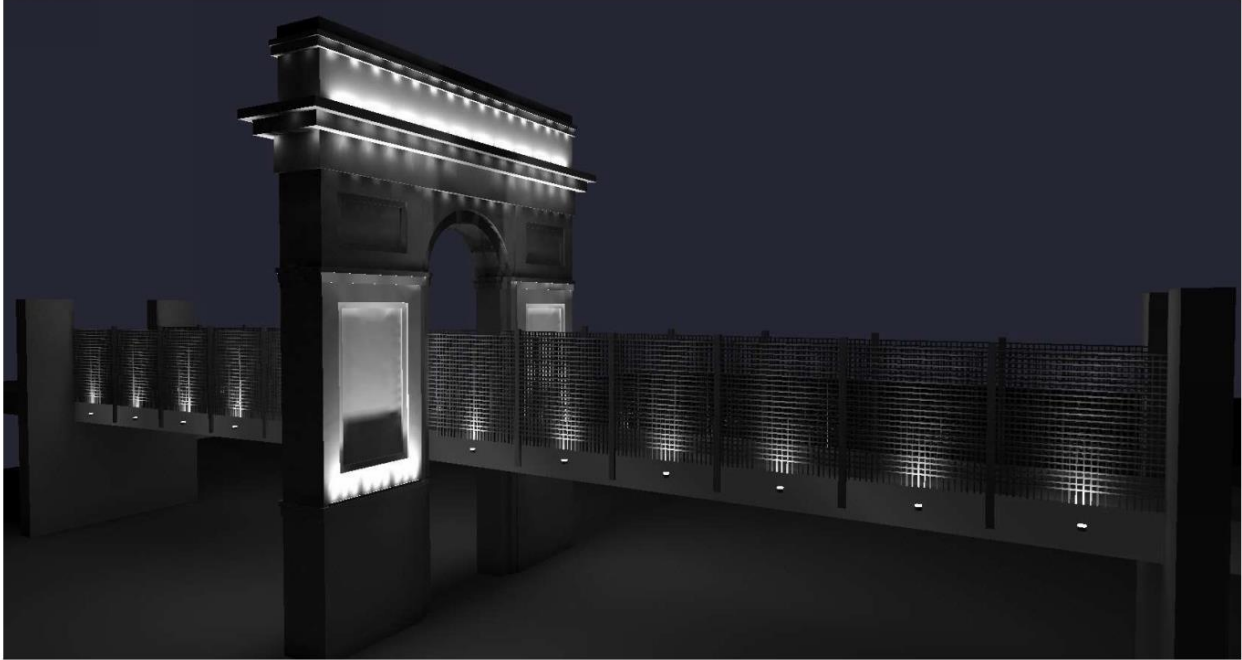
If awarded, Emory electric will commence Submittal process with Formal Letter of Intent. No Release of Lighting Distribution Equipment will be released until the following approvals are accepted.

Final Shipping dates will be issued upon Formal Approval of all Equipment has been approved.

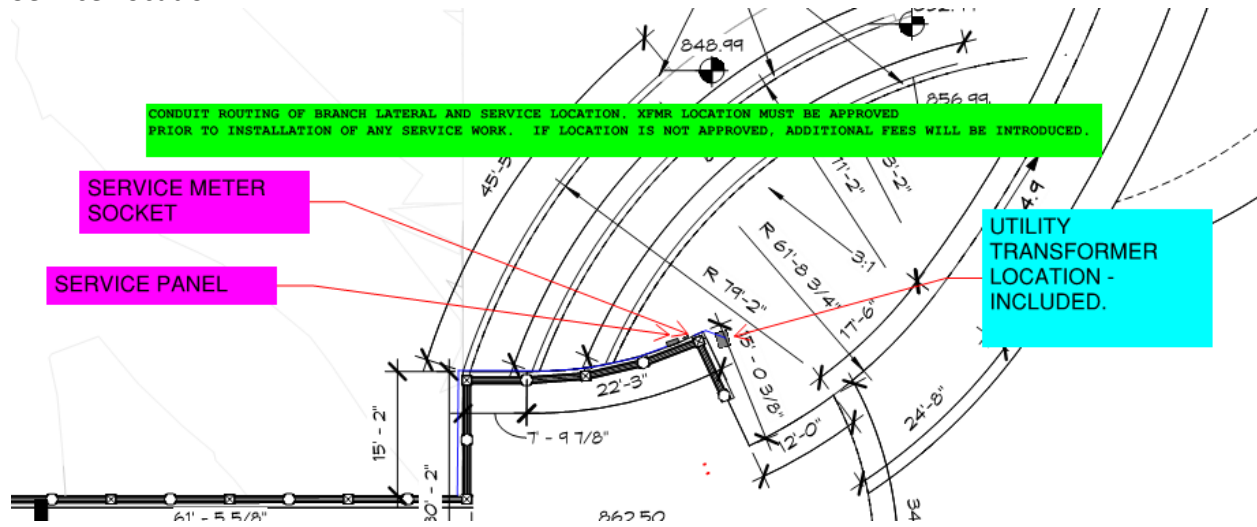
Sincerely,

Richard S Blithe
Emory Electric Inc.

Details Of Selection: Example: True Depiction of Lighting on Bridge



Service Location:



The public hearing was convened at 7:10 p.m. and ended at 7:12 p.m. No comments were made.

MINUTES
CITY OF MAULDIN
INDIGO POINT PUMP STATION PUBLIC HEARING AND CITY COUNCIL MEETING
JUNE 20, 2022
7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD

Members present: Mayor Terry Merritt, Council members Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Diane Kuzniar. Councilmember Matney was not present at the Call to Order, but came in during the Proclamation section of the meeting.

Others present: City Administrator Brandon Madden and City Attorney John Duggan

Committee of the Whole

Motion: Councilman Matney made a motion to consider the following three items via the informal method. Councilwoman King seconded the motion.

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

- i. Greenville County Urban County Cooperative Agreement and Resolution

Motion: Councilman Matney made a motion to accept the agreement and resolution with the Greenville County Redevelopment Authority. Councilwoman King seconded the motion.

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

- j. Bridgeway Station Pedestrian Bridge lighting options

Motion: Councilman Matney made a motion to accept Option 2 for white LED lighting in the additional amount of \$195,000. This money will come from hospitality and accommodations. Councilman Reynolds seconded the motion.

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

- k. AT&T Utility Tax Credit Agreement

Motion: Councilman Matney made a motion to accept AT&T utility tax credit agreement in the amount of \$50,000 for certain expenditures at Bridgeway Station. Councilman Reynolds seconded the motion.

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

Welcome JR! I apologize that my late reply – I was out of the office for a couple of days. This is a very exciting project, and we are delighted to have the City of Mauldin as our partner.

We were very pleased to hear that the Council approved additional funding for the lighting of the pedestrian bridge last month. We just received the final pricing for the lighting package preferred by council (please see attached). The proposal to install the lighting is \$323,500 (\$294,000 lighting + \$29,500 coring of structure). However, our bridge contractor has confirmed that it is able to perform the coring for \$10,000. Therefore, the final pricing for the lighting is \$304,000. We already had budgeted \$100,000 for lighting, so the additional funding required is \$204,000. The only outstanding items are approval from SCDOT for the lighting and confirmation from Laurens Electric that it will provide the conduit. If you have any questions or concerns, then please do not hesitate to contact me.

Some time when it is convenient for you, I would love to stop by and meet you in person. Please let me know when you have a few minutes.

Cheers,
Terry

Theresa (Terry) C. Rowe
Hughes Investments, Inc.
P.O. Box 1177
Greenville, SC 29602
(864) 242-2100 (ooffice)
(864) 270-9245 (cell)

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE

AGENDA ITEM SUMMARY

MEETING DATE: September 6, 2022

AGENDA ITEM: 6b

TO: Economic Planning & Development Committee
FROM: J.R. Charles, Community Development Director
SUBJECT: Authorize allocation of funding for Landscape Architecture Services for Jenkins Street and Jenkins Court

REQUEST

Authorize allocation of funding for Landscape Architecture Services for Jenkins Street and Jenkins Court

HISTORY/BACKGROUND

The City was awarded funds for roadway improvements to Jenkins Court and Jenkins Street. CoTransCo designed these improvements and asked the City to provide landscape architecture designs to accompany its engineering designs. Because CoTransCo does not offer these services, the City must hire a landscape architect to design the civil improvements that will be incorporated into the construction project (i.e. location of street lights, junction boxes, conduit splits, etc.)

ANALYSIS or STAFF FINDINGS

The landscape architecture component of the Jenkins Court/Jenkins Street design is an integral part of the overall street design. Without this component incorporated into CoTransCo's overall street design and bid package, civil improvements will have to be constructed after the road is finished (i.e. cutting into the road/sidewalks to install improvements.) In order to prevent this from occurring, staff requests that City Council authorize the hiring of a landscape architect to create a landscape architectural design that CoTransCo can incorporate into its overall construction plan. This design will also inform the design of future improvements to Jenkins Court.

FISCAL IMPACT

Staff has collected three bids from the following firms with their corresponding amounts: Seamon Whiteside (\$16,500), Stantec (\$10,100), and Studio Main LLC (\$6,000.)

RECOMMENDATION

Staff recommends hiring Studio Main LLC to develop the landscape architectural design for the Jenkins Court/Jenkins Street construction project.

ATTACHMENTS

- Proposals from Seamon Whiteside, Stantec, and Studio Main LLC