

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
MAY 1, 2023
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
1st committee meeting

Committee Members: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar
Others present: Community Development Director J.R. Charles and City Administrator Seth Duncan

1. Call to Order- Chairman Matney

2. Public Comment- None

3. Reading and Approval of Minutes

a. Economic Development Committee Minutes April 3, 2023

Motion: Councilwoman Kuzniar 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. Economic Development Department Director J.R. Charles

CoTransCo is close to getting all of its right-of-way acquisitions for Jenkins Street and Jenkins Court.

Cats made \$24,000 in total revenue, the costs were about \$21,000 and the City will net \$3,000 in profit.

MCC Shakes will present Love's Labours Lost this weekend.

Rehearsals are going on now for You're a Good Man, Charlie Brown.

Theater camps will be held this summer.

Cultural Center leases are being negotiated presently.

The Mauldin Blues and Jazz festival was very well attended.

i. Budget Review

5. Unfinished Business- There is no unfinished business.

6. New Business

a. UIG Change Order

Universal Infrastructure Group (UIG) will construct the Mauldin Trail to the Pedestrian Bridge. When UIG filed for a construction permit with Greenville County, Greenville County required stormwater management improvements to the trail that were not anticipated in the original scope of work. UIG's subcontractor Infrastructure Consulting & Engineering (ICE) completed engineered plans that would satisfy those stormwater management improvements, and in doing so, incurred a cost that was outside the original scope of work proposed to the City.

After consulting with Greenville County officials about alternate and acceptable stormwater management improvements, it has been determined that the City could self-perform an alternate construction plan for stormwater management improvements, and in doing so, there would be a significant cost savings if the City's Public Works Department constructed the stormwater management improvements as opposed to UIG.

In order to finalize the scope of work governing the Mauldin Trail, the City must authorize an amendment to the Infrastructure Reimbursement Agreement with Hughes Investments/CenterPoint Land Inc., as well as accept "Change Order #3" which reflects the change in the scope of work related to the construction of the trail and engineering for the stormwater management improvements. The execution of these documents will allow the City to compensate UIG for the costs for the completion the trail.

The City is liable for the engineering work by ICE. The total cost of constructing the trail now stands at \$277,800. This is an increase from the \$256,500 originally authorized in January 2023, a cost difference of \$ 21,300. Staff asks committee to forward this item to Council and authorize the mayor to execute all documents related to the improvements to the Mauldin Trail: Amendment Infrastructure Reimbursement Agreement and Change Order #3.

Motion: Councilman Kraeling made a motion to send this item to Council with Councilwoman Kuzniar seconding.

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

b. Construction Easement Request for Maverick Yards

Jenkins Court Investments LLC and Maverick Yards TH LLC have requested the use of Parcel M003010202700 (208 Main Street, Mauldin, SC 29662) as a staging site for construction materials and as a secondary access point in their construction of the Maverick Yards development. A temporary Construction Easement would allow Jenkins Court Investments

LLC and Maverick Yards TH LLC to stage their construction materials in close proximity to their construction site. Should the Council approve this, an easement will be crafted.

Councilwoman Kuzniar asked if a privacy fence will be placed on the property. Mr. Charles said that would be requested.

Motion: Councilman Kraeling made a motion to send this item to Council with Councilwoman Kuzniar seconding.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 7:53 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk