



# RECREATION COMMITTEE MEETING

**TUESDAY, SEPTEMBER 5, 2023**

5th 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/> to access the meeting via audio and videoconferencing.  
A quorum of Council will be present.

**RECREATION COMMITTEE MEETING  
SEPTEMBER 5, 2023  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD**

**Committee Members:** Frank Allgood (Chair), Taft Matney, and Michael Reynolds

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| <b>1. <u>Call to Order</u></b>                                 | Chairman Allgood |
| <b>2. <u>Public Comment</u></b>                                | Chairman Allgood |
| <b>3. <u>Reading and Approval of Minutes</u></b>               | Chairman Allgood |
| a. Recreation Committee Meeting: August 7, 2023<br>[Pages 3-4] |                  |
| <b>4. <u>Reports or Communications from City Officers</u></b>  | Chairman Allgood |
| a. Recreation Director Bart Cumalander                         |                  |
| <b>5. <u>Unfinished Business</u></b>                           | Chairman Allgood |
| There is no unfinished business.                               |                  |
| <b>6. <u>New Business</u></b>                                  | Chairman Allgood |
| a. Senior Center State Appropriation Budget [Pages 5-7]        |                  |
| <b>7. <u>Public Comment</u></b>                                | Chairman Allgood |
| <b>8. <u>Committee Concerns</u></b>                            | Chairman Allgood |
| <b>9. <u>Adjournment</u></b>                                   |                  |

**MINUTES**  
**RECREATION COMMITTEE MEETING**  
**AUGUST 7, 2023**  
**CITY HALL - COUNCIL CHAMBERS**  
**5 E. BUTLER ROAD**  
**6<sup>th</sup> Committee Meeting**

Committee Members present: Frank Allgood (Chair), Taft Matney, and Michael Reynolds  
Others present: Recreation Director Bart Cumalander and City Administrator Seth Duncan

**1. Call to Order-** Chairman Allgood

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Recreation Committee Meeting: July 3, 2023

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

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

**4. Reports or Communications from City Officers**

a. Recreation Director Bart Cumalander

Mr. Cumalander reported that fall sports practices will be starting soon. Football signup numbers are increasing and has about 165 kids enrolled. Baseball has 295 children signed up, soccer has 211, cheerleading has 95 and softball has 67 kids.

Staff are working on an emergency action plan for the parks. Councilman Reynolds asked if a plan could be worked on for lost children as well. Mr. Cumalander mentioned how much he appreciates his staff.

The new Senior Center Coordinator is starting soon. She comes from Tennessee.

**5. Unfinished Business-** There is no unfinished business.

**6. New Business**

a. Discussion on Naming of Pedestrian Bridge

Mr. Duncan presented the multi-phased plan. Phase 1 is community input, phase 2 is staff recommendation, phase 3 – committee review, phase 4- Council adopt and phase 5 is implementation.

**Motion:** Councilman Matney made a motion to move forward with phases 1-3 with Councilman Reynolds seconding.

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjournment-** Chairman Allgood adjourned the meeting at 8:20 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# RECREATION COMMITTEE AGENDA ITEM

**MEETING DATE:** September 5, 2023

**AGENDA ITEM:** 6a

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**TO:** Recreation Committee

**FROM:** Seth Duncan, City Administrator and Bart Cumalander, Recreation Director

**SUBJECT:** Senior Center State Appropriations Budget

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## REQUEST

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The Recreation Committee is being asked to consider advancing a capital improvement plan for the Senior Center to be funded by appropriations from the FY2023-2024 SC State Budget.

## HISTORY/BACKGROUND

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As part of the State of South Carolina 2023-2024 Fiscal Year Budget, appropriations were made to the City of Mauldin’s Ray Hopkins Senior Center for various capital improvements. Funding is being provided by the Department on Aging and totals \$250,000. As part of the City’s request for the funds, the City identified specific capital items to be addressed in the facility. These items included roof repairs, multipurpose court improvements, walking trail improvements, the Americans with Disabilities Act (ADA) bathroom conversion, and other facility amenities/improvements.

## ANALYSIS or STAFF FINDINGS

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The following narrative summarizes conservative estimates for the projects identified in the City’s original request and requests from staff that fall under the “other facility amenities.” Below is a summary table for each item. Due to the varying scope of work for the projects, the City will post Request for Quotations (RFQs) for these items independently.

<b>Project</b>	<b>Cost</b>
Roof Replacement	\$90,000.00
Multipurpose Court Renovation	\$35,000.00
Walking Trail Renovation	\$10,000.00
ADA Bathroom Conversion	\$20,000.00
Flooring Replacement	\$15,000.00
Door Replacement	\$40,000.00
Interior Painting	\$10,000.00
Water fountain upgrades	\$4,000.00
Contingency	\$25,000.00

### **Roof Replacement**

The roof for the facility is approximately 18,500 square feet and is comprised of both a flat membrane system and asphalt shingles. Using comparable quotes from recent roof replacement around the City, an

estimate of 90,000 dollars is projected. Both systems will be replaced, vents will be repaired/replaced, new flashings installed, and metal lattice installed on the soffits to prevent rodent entry.

### **Multipurpose Court Renovation**

The existing outdoor basketball court will be renovated to allow for outside pickleball activities and basketball usage. The Public Works Department will have to remove both trees on the exterior of the court due to the damage each root system has caused. The court will be removed and base material will be rolled and compacted. At a minimum, four inches of asphalt consisting of binder and surface (installed in lifts) will be put down. Once cured, an epoxy play surface will be painted on asphalt court. Utilizing recent paving activities for the City, an estimated cost for this project would be 35,000 dollars.

### **Walking Trail Renovation**

The remaining portion of the walking trail not recently renovated will be removed and replaced with a minimum of four inches of asphalt consisting of binder and surface (installed in lifts). Based on the recent paving activities within the City, it is estimated that the cost for this activity would be 10,000 dollars.

### **ADA Bathroom Conversion**

A total of ten toilets and stalls would be upgraded to comply with ADA standards. Horizontal and vertical grab bars will be installed where necessary. Stalls will be replaced along with all toilets to adhere to the current ADA standards. The estimated cost for this activity is approximately 20,000 dollars.

### **Flooring Replacement**

Staff recommended replacing all carpet on the upper level with vinyl plank flooring. The replacement would allow for uniformed flooring across the level and would be resistant to stains. Based on an estimated 5000 square feet of area, the cost to do the flooring would be approximately 15,000 dollars.

### **Door Replacement**

On the lower level, three sets of doors are in need of replacement. Two sets are in the gymnasium, and one set is the outward facing entrance on Corn Road. This entrance does not currently adhere the ADA accessibility standards and will be replaced with electronically activated ADA compliant swing doors. Due to its current configuration of four glass doors, glass panes will have to be installed on either side of the new ADA compliant entrance. The estimated cost of this renovation is 40,000 dollars.

### **Interior Painting**

It is anticipated that with vast assortment of projects occurring within the facility, that damage to the interior will be observed. Once all activities are completed, it is recommended that all portions of renovations receive a new coat of paint. The estimated cost for this activity is 10,000 dollars.

### **Water Fountain Upgrades**

The Public Works Department has been actively replacing all water fountains within the City to a standard Elkin Water bottle filler design. This standardization allows for easier repairs and a reduced parts inventory. Two water fountains in the facility are still of the older design and shall be upgraded to the City's standard bottle filler design. The estimated cost for this upgrade is 4,000 dollars.

### **Contingency**

The total cost for the projects presented is identified as 224,000 dollars. Due to price variability and the conservative nature of how these estimates were generated, a 10% contingency is recommended. In the case that total costs come in less than the estimates, staff will work to identify additional capital projects for the facility.

## **RECOMMENDATION**

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Staff recommends the Recreation Committee make a positive recommendation to full Council authorize the above capital expenditures.