



# ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

TUESDAY, JANUARY 2, 2024 | 6 PM

5<sup>th</sup> 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.

**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**JANUARY 2, 2024, 6PM**  
**CITY HALL - COUNCIL CHAMBERS**

**Committee Members:**

- |   |             |
|---|-------------|
| <b>1. <u>Call to Order</u></b>  | Chairperson |
| <b>2. <u>Public Comment</u></b>   | Chairperson |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Economic Development Committee Minutes<br>September 5, 2023 [Pages 3-4]  | Chairperson |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. Community Development Director J.R. Charles<br><br>Cultural Center Report – Safety & Security Capital Improvement<br>Plan [Pages 5-8] | Chairperson |
| <b>5. <u>Unfinished Business</u></b><br><br>There is no unfinished business.  | Chairperson |
| <b>6. <u>New Business</u></b><br>a. Cultural Center Front Steps Replacement [Pages 9-13]<br>b. Cultural Center Mural [Pages 14-16]  | Chairperson |
| <b>7. <u>Public Comment</u></b>   | Chairperson |
| <b>8. <u>Committee Concerns</u></b>   | Chairperson |
| <b>9. <u>Adjournment</u></b>  | Chairperson |

**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING  
DECEMBER 4, 2023, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD  
4<sup>th</sup> and final meeting**

Committee Members present: 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 September 5, 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. Community Development Director J.R. Charles  
Community Development Updates

The upfitting for the indoor auditorium lights is complete.

Quotes have been received for the safety and security of the building. This will include new front steps with new lighting, electrical at the amphitheater, and door security.

Amp'd Up Fridays, the BBQ, and Friday night Flicks all went very well.

The Hunchback of Notre Dame was sold out was a great success. Mauldin Christmas had great attendance. Holiday Spectacular tickets are halfway sold.

The Arts Camp went well and will be continued this summer. A Spring theater camp will be started.

There is a seven-month waiting list for cultural center room rentals.

The Public Art Trail new display will be revealed next year.

Networking continues on the economic development front.

The City received a \$25,000 grant from the Municipal Association that will go towards a new master development plan.

\$100,000 in brownfields money has been spent.

Stores at Bridgeway Station are now beginning to open.

The food hall and pickleball court construction should start soon at Maverick Yards.

The City is waiting for Duke Energy to get an easement to move the poles so Jenkins Street improvements can begin.

The pedestrian bridge is complete and is now softly open. There will be a meeting tomorrow to talk about City acceptance of the infrastructure. The walking trail is done.

Councilwoman Kuzniar said she walked the trail this weekend and it is great.

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

**6.New Business-** There is no new business.

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjournment-** Chairman Matney adjourned the meeting at 7:52 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# Economic Planning & Development Committee

## MEMO

**MEETING DATE:** January 2, 2024

**AGENDA ITEM:** 4a

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Director of Community Development  
**SUBJECT:** Cultural Center – Safety & Security Capital Improvement Plan

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### UPDATE

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The purpose of the memo is to inform City Council of staff's project scope and anticipated costs for the Mauldin Cultural Center's Safety & Security Capital Improvements line item in the FY 2024 budget, as well as share the financial constraints which would require deferment of certain projects into future budgets.

Staff plans to prioritize Electrical Upgrades, Interior/Exterior Door Security, Exterior Lighting, and Front Step Removal/Reinstall for the FY 2024 budget. Other projects such as Fire Alarms, Interior Lighting, and Wi-Fi Cabling could likely be pushed into a future capital improvements request. A full description of these projects is located in this memo.

### HISTORY/BACKGROUND

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As part of the FY2024 budget, the City Council approved a capital outlay of \$325,000 to improve security & safety at the Cultural Center Building. This memo outlines the expected costs that will be incurred in order to ensure the safety, security, and well-being of guests that visit the Mauldin Cultural Center.

### ANALYSIS or STAFF FINDINGS

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The following summary table/narrative itemizes conservative estimates for each item identified improvement. The table below is an estimate only based on single-source quote in order to establish the budget. City staff will follow the Procurement Policy in sourcing each project, and if there are opportunities to bundle projects to reduce the overall fiscal impact to the capital line item, City staff will post multiple projects in a single bid request.

<b>Project</b>	<b>Estimated Cost</b>
Security Cameras (COMPLETE)	\$11,258.63 (Actual Cost)
Electrical Upgrades to Amphitheater-Area	\$210,000.00
Interior/Exterior Door Security Upgrades	\$28,000.00
Exterior Lighting Enhancement/Upgrades	\$17,000.00
Removal/Replacement of Front Steps	\$45,000.00
Fire Alarm Expansion	\$12,000.00
Interior Lighting Enhancement/Upgrades	\$27,000.00

Wi-Fi Cabling to External Points	\$3,500.00
	\$353,758.63

## **TOTAL COSTS OF PROJECTS AND POTENTIAL PROJECT CUTS**

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The total cost for the projects presented is identified as \$353,758.63, which is \$28,758.63 over the Safety & Security line-item budgeted. The exterior Electrical Upgrades account for the bulk of the planned expenses. However, both the Community Development Department and Public Works Department agree that the electrical system in the amphitheater area must be updated in order to prevent overloads to the system, and to ensure continued use of outdoor spaces for Soobie and other activities.

In order to accomplish as many safety/security projects as possible, staff has prioritized Electrical Upgrades, Interior/Exterior Door Security, Exterior Lighting, and Front Step Removal/Reinstall. Projects such as Fire Alarms, Interior Lighting, and Wi-Fi Cabling will be delayed and completed as remaining funding allows. Any capital improvements not completed with FY2024 funding, will be deferred until FY2025 or as future funding allows.

## **PROJECT LIST AND DESCRIPTIONS**

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### **Security Cameras (COMPLETED)**

This project was completed August 2023. The cost to install the 12-camera system was \$11,258.63 and it provides coverage inside the building, along the western exterior, and into the amphitheater area.

### **Electrical Upgrades to Amphitheater Area**

The electrical wiring in the amphitheater is not efficient in its usage of the three-phase transformer from which it draws power and its circuit setup pulls too much energy for the wiring to handle. Additionally, the wiring is buried directly in the ground, making any repair job a labor-intensive process. Conduit must be installed to allow for easy wiring repairs, installation of Wi-Fi hotspots, and re-routing of circuitry to place lights, outlets, and new pathway lighting on independent circuits, each on dedicated phases of the transformer. This figure does not include the installation of additional 50-amp outlets, so this figure will likely increase.

### **Amphitheater-Area Lighting Enhancement**

In conjunction with the electrical/wiring upgrades, pedestrian lighting paths are recommended for sidewalks. The pedestrian lighting plan will feature lighting bollards along sidewalks.

### **Removal/Replacement of Front Steps**

The front entrance of the Mauldin Cultural Center is steep and its steps are uneven. Guests have expressed their frustration with ascending the staircase to enter the building, so a new stair structure will be constructed. The steps will be reconfigured to offer an easier ascent by extending the stairs, deepening each step, and lowering the incline angle of the staircase. Because the front entrance is a defining and forward-facing feature of the building, the aesthetics of the staircase will be taken into consideration in addition to the overall price of the improvement. Triangle Construction Co. provided a quote for approximately \$42,000.

### **Exterior Lighting Enhancement/Upgrades**

Two entry points are underlit, creating a safety hazard for guest that enter/exit the building at night-time hours. A quote from Southpoint Solutions includes the following: replacement of a ground-based LED flood lamp at the E. Butler Road entrance, replacement of two entrance lights with two high-lumen LED fixtures, 75 feet of LED fixtures along the north-facing roofline above the proposed mural area, and the addition of one LED fixture on the west side of the building to increase visibility. The quote is for approximately \$17,000.

### **Interior/Exterior Door Security**

The interior doors operate on a simple hinge system and utilize a deadbolt lock mechanism to secure the doors. Many of these locks are residential-grade locks that can be unlocked with one of six standardized keys, and the hinge system does not force the door to close. If a public group or rental party uses one of the rooms, the door must be manually locked/unlocked, requiring a City Staff member to be present and incur work hours. New doors will be installed that include numeric/fob keypads and force-close hinges. City Staff can monitor whether a door was left unlocked via a server-based security system, and remotely lock doors via the security server.

Most of the exterior doors are secured via a strike surface mount (i.e. an electrically energized lock) which is tied into the security server that automatically secures the doors. The patio door (the northwest door off the patio) and the lobby doors need to be integrated into the security mainframe, as does the panel-slide doors in the new lobby area.

A quote was provided by OnPoint Security to address both the interior and exterior doors for approximately \$28,000.

### **Fire Alarm Expansion (as funding allows)**

There are only a few alarm sirens/strobes in the Mauldin Cultural Center, and although not required by code due to the age of the building, the lack of fire alarms presents a risk which can be mitigated. Should a fire break out in any area of the building, all rooms should be notified of the risk. On Point Security provided a quote for approximately \$12,000.

### **Interior Lighting Enhancement/Upgrades (as funding allows)**

The interior lighting of the MCC is based on florescent bulbs, and they are beginning to deteriorate. Additionally, the florescent fixtures consume a large amount of power; the Duke Energy power budget is ~\$32,000 (lighting + HVAC + special theater operations.) According to a quote from Southpoint Solutions, new lighting would result in an 48% reduction in lighting costs, and assuming the lighting bill is \$10,000, new LED-based fixtures would pay for themselves in 5-7 years. Southpoint Solutions has provided a quote to replace all interior lights at a cost of approximately \$26,000.

### **WiFi Cabling for Secure Point of Sales (as funding allows)**

The cellular signal around the Amphitheater is very weak and does not allow for reliable internet connections. This lack of secure internet connectivity hinders sales for City events such as Sooie BBQ Cook-Off where iPads must be connected to mobile hotspots in order to transact credit cards (50% of the total sales for the Sooie BBQ Cook-Off were in credit cards). Additionally, by offering public Wi-Fi to

visitors at the Mauldin Cultural Center, the MCC staff can collect contact data in exchange for internet access, creating a marketing opportunity to send targeted marketing content to future customers.

Acumen IT has proposed running CAT5 cables to Wi-Fi repeaters inside of the power poles along City Center Drive. These Wi-Fi repeaters will allow staff/vendors/guests to securely access the internet via different Wi-Fi bands/access points. The cost to pull the data cables and install the Wi-Fi repeaters is \$3,500.

## **RECOMMENDATION**

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No action is required. The purpose of this memo is to inform City Council of the staff's project scope and anticipated costs in order to improve the Mauldin Cultural Center's safety and security.

Additionally, this memo is to inform EPD Committee of staff's goal in prioritizing Electrical Upgrades, Interior/Exterior Door Security, Exterior Lighting, and Front Step Removal/Reinstall for the FY 2024 budget and the installation of additional Fire Alarms, Interior Lighting Upfitting, and Wi-Fi Cabling as funding allows.



# Economic Planning & Development Committee

**MEETING DATE:** January 2, 2024

**AGENDA ITEM:** 6a

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Director of Community Development  
**SUBJECT:** MCC Front Steps Replacement

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## REQUEST

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Provide feedback/approval for design of front steps replacement at the Mauldin Cultural Center (MCC).

## HISTORY/BACKGROUND

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As part of the Safety & Security Capital Improvement plan for the MCC, staff solicited quotes for the removal/replacement of the front steps of the MCC. Several people have commented that the front steps are difficult to climb, uneven, and beginning to deteriorate.

## ANALYSIS or STAFF FINDINGS

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Staff solicited quotes from construction companies and concrete contractors for the removal/replacement of the MCC front steps.

In discussions with the different vendors, it was recommended that the stairs be lengthened and widened in order to decrease the ascent angle of the staircase. This would allow for easier pedestrian access due to the wider spacing of the staircase, and it would improve safety by giving increased depth and a shallower rise for each step. Lights would also be installed on the façade of the building, giving additional lighting for the staircase.

Additionally, because the front entrance is a defining and forward-facing feature of the building, the aesthetics of the staircase will be taken into consideration with the overall price of the improvement.

## TOTAL COSTS OF PROJECTS AND POTENTIAL PROJECT CUTS

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The total cost for the projects presented is identified as \$353,758.63, which is \$28,758.63 over the Safety & Security line-item budgeted. The exterior Electrical Upgrades account for the bulk of the planned expenses. However, both the Community Development Department and Public Works Department agree that the electrical system in the amphitheater area must be updated in order to prevent overloads to the system, and to ensure continued use of outdoor spaces for Soobie and other activities.

In order to accomplish as many safety/security projects as possible, staff has prioritized Electrical Upgrades, Interior/Exterior Door Security, Exterior Lighting, and Front Step Removal/Reinstall. Projects such as Fire Alarms, Interior Lighting, and Wi-Fi Cabling will be delayed and completed as remaining funding allows. Any capital improvements not completed with FY2024 funding, will be deferred until FY2025 or as future funding allows.

## **FISCAL IMPACT**

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The FY 2025 budget has a line item for Safety & Security Improvements at the MCC. This construction project would be a part of its scope of work. Triangle Construction Co. provided a quote for approximately \$42,000.

## **RECOMMENDATION**

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Because the staircase has an aesthetic component, staff requests that City Council provide feedback on the design that Triangle Construction Co. gave for a new staircase, and if agreeable, approve the general design for the new entrance.

## **ATTACHMENTS**

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Drawing of preliminary design from Triangle Construction Co.

# City of Mauldin

## Mauldin Cultural Center Front Steps Replacement

### Conceptual Budget Pricing



		Total Square Footage				816.00	
CSI Division	Item	Quantity	Unit	Unit Cost	Budget Cost	Cost / Total Sq. Footage	Remarks
2	Protection of Existing Building & Barricades	1.00	ls	\$ 2,000.00	\$ 2,000.00	\$ 2.45	
2	Demolition of Existing Steps, Sidewalk & Brick Wall	1.00	ls	\$ 2,500.00	\$ 2,500.00	\$ 3.06	
2	Dumpster	3.00	Each	\$ 850.00	\$ 2,550.00	\$ 3.13	
2	Landscape Repair Allowance	1.00	Allowance	\$ 250.00	\$ 250.00	\$ 0.31	
3	Labor for Forming & Pouring New Steps, Sidewalk & Step Walls	120.00	Hours	\$ 35.00	\$ 4,200.00	\$ 5.15	
3	Concrete Material	65.00	CY	\$ 210.00	\$ 13,650.00	\$ 16.73	
3	Form Work Material	1.00	ls	\$ 2,500.00	\$ 2,500.00	\$ 3.06	
3	Gravel Backfill	10.00	tons	\$ 58.00	\$ 580.00	\$ 0.71	
5	New Metal Handrails - Labor & Material	60.00	LF	\$ 55.00	\$ 3,300.00	\$ 4.04	
16	Existing Light Replacement	1.00	Allowance	\$ 450.00	\$ 450.00	\$ 0.55	
16	New Light Fixture on Either Side of Entrance - includes patching walls inside building	2.00	Allowance	\$ 550.00	\$ 1,100.00	\$ 1.35	
					\$ -	\$ -	
					\$ -	\$ -	
	General Conditions	1.00		\$ 1,200.00	\$ 1,200.00	\$ 1.47	
	Building Permit & Business License	1.00		\$ 500.00	\$ 500.00	\$ 0.61	
					\$ -	\$ -	
	Subtotal Cost				\$ 34,780.00	\$ 42.62	Not Included
	Contingency				\$ -	\$ -	Not Included
	Design Fees				\$ -	\$ -	Not Included
	Payment & Performance Bond				\$ -	\$ -	Not Included
	General Contractor Fee				\$ 6,956.00	\$ 8.52	
<b>Total Budget</b>					<b>\$ 41,736</b>	<b>\$ 51.15</b>	





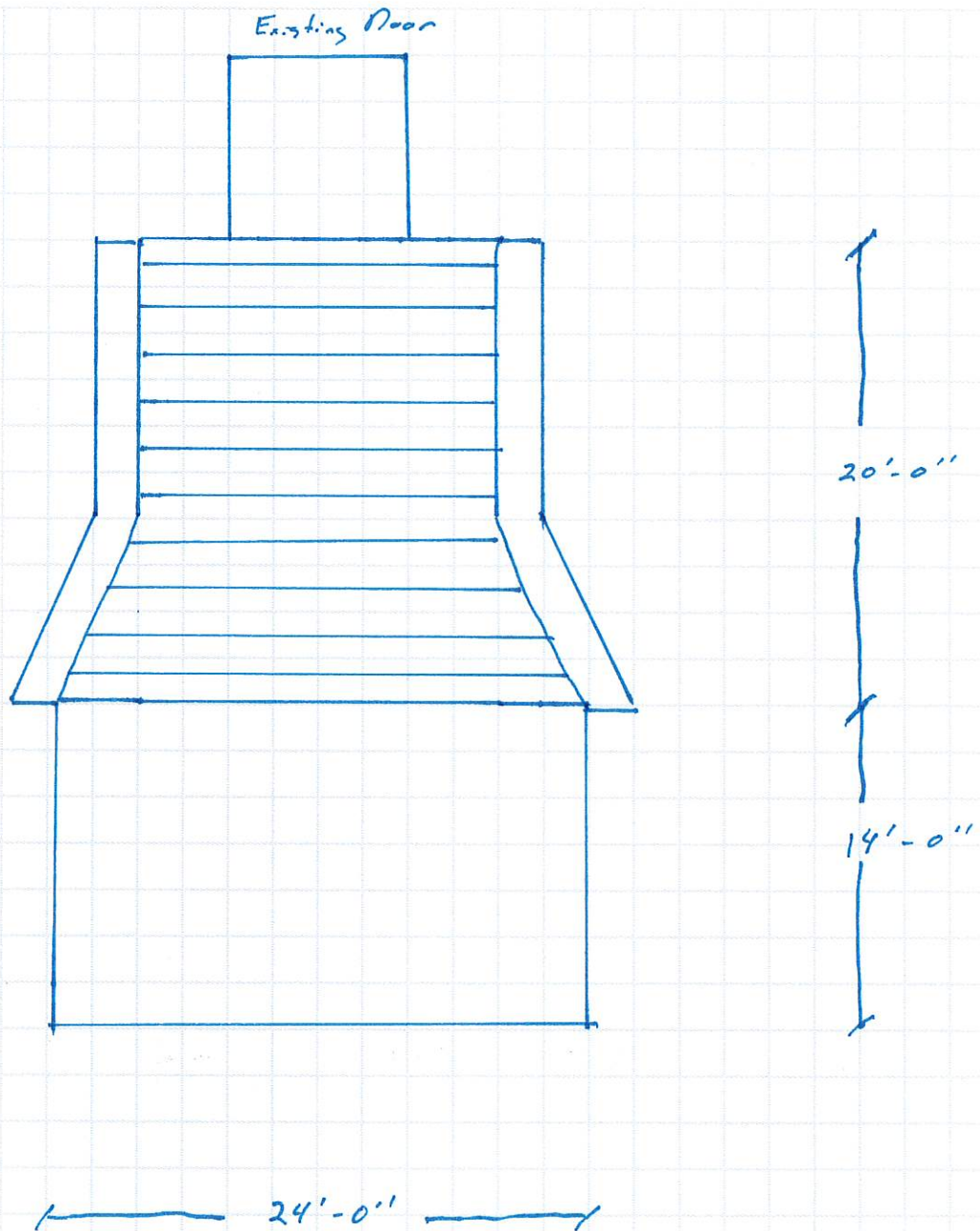




# TRIANGLE

## CONSTRUCTION, CO. INC.

2624 Laurens Road · Greenville, South Carolina 29607 · (864) 288-5500 · [www.triangleconstruction.com](http://www.triangleconstruction.com)



## Economic Planning & Development Committee

**MEETING DATE:** January 2, 2024

**AGENDA ITEM:** 6b

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Director of Community Development  
**SUBJECT:** Leadership Golden Strip – Mural Final Approval MCC Front Steps Replacement

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### **Request**

Give final approval to the design of Leadership Golden Strip's proposed mural

### **History/Background**

Leadership Golden Strip (LGS) has commissioned three murals in each of the Golden Strip cities. The total cost of the mural project is approximately \$30,000, or \$10,000 per each city's mural. The Mauldin City Council authorized the expenditure of \$5,000 from the Community Development Department's FY 2024 Advertising line item at its June 19, 2023, Council Meeting.

In order to design Mauldin's mural, LGS's artistic consultants Art Houzze met with City Council on July 17, 2023, to gather input on the visual theme of the mural. The artistic consultants took the input from that session and commissioned a mural that highlighted Maudlin's tourism assets.

The City Council authorized the expenditure of \$5,000 from the Community Development Department's FY 2024 Advertising line item at its June 19, 2023, Council Meeting.

At the October 16, 2023, Council Meeting, representatives of LGS gathered feedback from City Council on the design of the mural. The design included the Council members provided feedback at that meeting, giving minor edits and suggestions to the design of the mural.

The artistic consultants have created a final draft that included the suggestions from the October 16, 2023, Council Meeting, and it has produced a final draft for approval.

### **Staff Analysis**

The mural proposed by Leadership Golden Strip will be a vinyl application that will adhere to the window covering. The vinyl application is the preferred method of production because it can be easily applied and/or removed, and its removal will not damage the structure of the building. Paint is a permanent application, and its removal may damage the bricks and window covering due to the sandblasting required to remove paint.

The design for LGS's mural incorporates elements advised by City Council, and because LGS's project covers only one of the window coverings/bay, City Council has the opportunity to place more murals on the north-facing façade of the Mauldin Cultural Center.

**Fiscal Impact/Considerations**

The City Council authorized the expenditure of \$5,000 from the Community Development Department's FY 2024 Advertising line item at its June 19, 2023, Council Meeting. LGS will provide the balance of the funding to install the mural.

**Recommendation**

Ultimately, the goal of the mural program is to beautify the exterior of the Mauldin Cultural Center, particularly the window coverings that are currently large, brown patches on the exterior of the building. By accepting LGS's assistance for its specific mural installation, the City will have an artistic direction for how it can incorporate artwork into its continued upfitting of the Mauldin Cultural Center.

If City Council approves of the design, staff recommends City Council grant authority to the City Administrator and/or mayor to execute the Design Approval of the Leadership Golden Strip mural.



## **Design Approval**

Client: Leadership Golden Strip- Mauldin

Contact: J.R. Charles

Community Development Director

City of Mauldin

864-483-3676

Client Email: jrcharles@mauldincitysc.com

Project: Leadership Golden Strip- Mauldin Mural- 4th Panel

Project Description: Art Houzze partnered with artist to create a mural for the Mauldin Cultural Center. This mural wall has 6 panel areas (covering old windows). Due to funding, this process will be executed in 3 phases. Leadership Golden Strip will fund one panel (4th)

Attachments:



Artist: Matteo Miles

Approved:

Name: \_\_\_\_\_

Date: \_\_\_\_\_