

MINUTES
PUBLIC WORKS COMMITTEE MEETING NOVEMBER 6, 2023, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
3rd committee meeting

Committee Members: Jason Kraeling (Chair), Carol King, Michael Reynolds
Others present were PW Director Matt Fleahman and City Administrator Seth Duncan

1. Call to Order- Chairwoman King

2. Public Comment- None

3. Reading and Approval of Minutes

a. Public Works Committee- September 5, 2023

Motion: Councilwoman King 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. PW Director Matthew Fleahman

Sidewalk Update- The State gave the City one million dollars through appropriations. This month, GLDTC awarded the City an additional \$100,000 for sidewalks. The first segment will be the corner of Old Mill and Miller Roads. The sidewalk will run to the condos on Corn Road. The next segment will go out to the Miller Road fire station. The grant from GLDTC provides for CoTransco to manage the project. A contract should come to committee next month.

Councilwoman King said this has been a long time coming and she is excited to see it get started.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Discussion on Stormwater Fee Report

The City had identified a need to fund stormwater capital improvement projects where the project costs and scope exceed the budget and abilities of the Public Works Department. It was determined that design and construction could be contracted and potentially paid for through a Capital Improvement Plan and/or enterprise fund. In June of 2023, the Public Works Committee and City Council authorized KCI to conduct a Stormwater Fee Analysis

and Evaluation. The intent of the report was to determine a potential funding source and identify the operating budget based on the revenues from the potential funding source. The report was presented to Council in September 2023, and staff from KCI were present at the October 2023 Council meeting to present the findings of the report.

The 2023 Stormwater Fee Analysis and Evaluation prepared by KCI compared four cities of similar size and population and presented the stormwater fee associated with each. This comparison illustrated that the City of Mauldin's residents pay less than 50% of the lowest fee associated with comparable cities. In the report, KCI made several considerations for determining the potential fee and generated five potential alternatives. Each alternative was evaluated, and a potential revenue stream was identified for each. These revenue streams varied from \$257,000 to \$725,000 annually. In all but one of the five alternatives, the majority (approximately 66%) of the potential revenue stream is funded from non-residential entities.

Stormwater is a city-wide issue. There are 3000 catch basins in 58 miles of stormwater.

Chairman Kraeling said stormwater is a major problem that will only get worse. There is no funding mechanism to try and mitigate these issues. He is happy with what KCI and the public works department have provided. Little fixes can be done now. Councilman Reynolds said this could be added to next year's budget and Council needs to decide what to do. Councilman Reynolds is concerned that this problem is bigger than we realized. Once you take this on, it wholly becomes a City problem. Council has shown a desire to try and figure out what to do.

Mr. Fleahman said there was zero maintenance done when he first started. Now inspections are being done. Pipes are being replaced. There is an annual report done every year. Some neighborhoods were designed before there were standards and specifications for properly maintaining stormwater systems.

Councilwoman King said the residential fee versus the commercial fee concerns her. The commercial fee is much higher. The City has worked hard to develop a relationship with its businesses. She is not concerned about a residential fee of \$25, but how far is that going to go? Should all be penalized because of the lack of stormwater measures of the older neighborhoods? If this committee decides to do something with the study, she thinks it is important to get public input.

Mr. Fleahman said the issues we have are residential, not commercial. Councilwoman King added commercial entities are the entities that would be hit with a large impact fee.

Mr. Duncan said staff can take the report and flesh it out to see what the impact to the community would be. A plan can be brought to committee to engage the public.

Chairman Kraeling said no one else will touch this and people look to us for help. Mr.

Fleahman asked committee if they are amenable to a plan where the citizens pay more and was answered yes.

Councilwoman King said she would like to have this part of a goal setting session before it is presented to the citizens for comment.

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 7:15 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk