

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
JANUARY 2, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
5th committee meeting

Committee Members present were Chairman Taft Matney, Committee members Mark Steenback and Jason Kraeling.

Others present were Seth Duncan, City Administrator. Community Development Director J.R. Charles was not present.

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: Councilman Kraeling made a motion to approve the minutes as submitted with Councilman Steenback seconding.

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

4. Reports or Communications from City Officers

a. Community Development Director J.R. Charles

Mr. Seth Duncan was present to give the report.

Cultural Center Report – Safety & Security Capital Improvement Plan

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 in order to ensure the safety, security, and well-being of guests that visit the Mauldin Cultural Center. 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.

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.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Cultural Center Front Steps Replacement

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. 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.

Motion: Councilman Kraeling made a motion to send the general design of the stairway to Council with Councilman Steenback seconding.

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

b. Cultural Center Mural

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 Leadership Golden Strip gathered feedback from City Council on the design of the mural. The design included the Council members 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.

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.

Motion: Councilman Steenback made a motion to send the final draft of the mural to Council with Councilman Kraeling seconding.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 7:21 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk