

MINUTES
PUBLIC WORKS COMMITTEE MEETING FEBRUARY 5, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
3rd meeting

Committee Members present: Jason Kraeling(Chair) and Carol King. Councilman Michael Reynolds was not present.
Others present: Public Works Director Matthew Fleahman and City Administrator Seth Duncan

- 1. Call to Order-** Chairman Kraeling
- 2. Public Comment-**

Linda Richards- 19 Alkanet Way. Ms. Richards spoke about Food Lion truck traffic trying to turn around in the Indigo Pointe neighborhoods. She suggested better and larger signage to direct truck drivers into the Food Lion business park. Ms. Richards is concerned about the safety of her neighbors and their children.

3. Reading and Approval of Minutes

- a. Public Works Committee- January 2, 2024

Motion: Councilwoman King made a motion to approve the minutes with Chairman Kraeling seconding.

Vote: The vote was unanimous (2-0).

4. Reports or Communications from City Officers

- a. PW Director Matthew Fleahman
Roadway Analysis and Evaluation- Mr. Fleahman reported to committee that the City is waiting on Greenville County to get back with us on this project.

Update on Senior Center Roof- Bids have been received. A recommendation will be made to the City Administrator for authorization. The project will not be over the budgeted amount.

5. Unfinished Business- There is no unfinished business.

6. New Business

- a. Stormwater Fee Analysis
In an earlier meeting, committee asked Mr. Fleahman to do a more in-depth analysis of a potential stormwater department and fee structure above what KCI presented last year.

Mr. Fleahman tried to identify how to help the stormwater problem. He went through policies and ordinances to bring forward a suggestion. A potential stormwater department would be comprised of 4-5 employees. Mr. Fleahman presented a summary

of a budget exactly in the same format of the budget of his other divisions. He also added fees such as legal fees, engineering fees, etc.

In an earlier meeting, KCI presented a revenue stream. Mr. Fleahman said about \$300,000 should be set aside every year for capital equipment or larger projects. Commercial properties would pay a fee along with fees paid by residential properties.

Councilwoman King said commercial properties would be paying larger fees even though the problem lies with residential properties. Mr. Fleahman said commercial properties would pay three times what residential properties would pay.

b. Ordinance to Sell Butler Road property for ROW

This is for the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project.

In late November 2023, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of 0.11 acre (5,161 SF) of land along E. Butler Road in front of City Hall and the old Fire Station. The property is being purchased by SCDOT as part of the Butler Road Improvement Project which will see the improvement of E. Butler Road from Bridges Road to HWY 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements.

The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. The parcels related to this appraisal are directly in front of City Hall and the old Fire Station. SCDOT is seeking to acquire a thin strip of City property for the purpose of building a dedicated right-turn lane onto HWY 276.

The new right-of-way will affect several City features including a landscaped planter with tree, a brick retaining wall, existing landscaping, an irrigation vault, the Mauldin Police Department sign, City wayfinding sign, a memorial, and Blue Star Memorial Highway sign. These features will need to be relocated outside of the DOT's new right-of-way before project start. The cost to relocate these features is known as the "Cost to Cure" in the offer below.

SCDOT is offering the following compensation to the City:

\$30,966.00 for fee simple title to 0.11 acre (5,161 SF) of land and all improvements thereon, if any, in fee simple.

\$79,592.00	Cost to Cure
\$110,558.00	Total

Motion: Councilwoman King made a motion to send this item to Council with Chairman Kraeling seconding.

Vote: The vote was unanimous (2-0).

c. SCIP Grant Contractor Selection

The City identified a need for additional funding for sewer rehabilitation and submitted a grant application to the South Carolina Rural Infrastructure Authority for funding. On April 27, 2023, the City was informed that a grant amount of \$3,399,750 was awarded to the City for the Basin RG2 Sanitary Sewer Rehabilitation.

The City of Mauldin posted the project on the City website and on the South Carolina Business Opportunities (SCBO) website. Bids were submitted and a public bid opening was conducted on November 20, 2023. Atlantic Coast Contractors, Inc. was the lowest bid. All procurement and contract documents were sent to the SC Rural Infrastructure Authority to be reviewed, and on January 17, 2024 the City was notified that all were satisfactory. The committee is being asked to send this contract to Council for approval.

Motion: Councilwoman King made a motion to send this item to Council with Chairman Kraeling seconding.

Vote: The vote was unanimous (2-0).

7. Public Comment

Phil Cochrane- 435 Bishop Drive. Mr. Cochrane thanked the City for looking at the stormwater problem and trying to come up with a solution. No other municipality in the area is doing anything regarding stormwater.

8. Committee Concerns- None

9. Adjournment-Chairman Kraeling adjourned the meeting at 7:30 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk