

MINUTES
PUBLIC WORKS COMMITTEE MEETING APRIL 1, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
2nd and final committee meeting

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

1. Call to Order- Chairman Kraeling

2. Public Comment-

Randy Eskridge of 211 Springvale Drive spoke about a sewer issue he has been having. His sewer line, which is about 6-8 feet into the street, has a broken terracotta pipe and needs to be fixed. The pipe is part of a sewer lateral. Mr. Eskridge has been told it is his responsibility to fix the pipe. He came to Council to find out if he could partner with the City to pay public works to fix the pipe.

3. Reading and Approval of Minutes

- a. Public Works Committee- March 4, 2024

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

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

4. Reports or Communications from City Officers

- a. PW Director Matthew Fleahman

Mr. Fleahman advised committee that several trees have been cut down at City hall so that Duke Power can service our parking lot lighting. A new roof was put on city hall over the weekend.

- 1. Discussion on Bulk Pickup- Our current ordinances do not describe bulk. The department tried to implement what some other cities do as far as having people call when they need pickup. This has not worked very well. An old knuckle boom is now being used to pick up white goods. Mr. Duncan said the entire ordinance probably needs to be updated and changed. Mr. Fleahman said the ordinance only allows for your personal waste to be in one or two trash cans. It does not address this issue. Councilwoman King said this sounds like another ordinance that needs to be cleaned up and redone.

Mr. Fleahman said there are instances when tenants are evicted, and all the contents of their apartment are put out on the side of the road. He would like an ordinance that might address what can and cannot be picked up.

2. Discussion on Sewer Laterals- The City's practice has been to say that anything that has to do with laterals is not the City's responsibility. The City services sewer mains and manholes only. Councilman Reynolds said he has a hard time believing the best course of action is to hire a plumber and have him/her dig up our street and do work in our sewer. Chairman Kraeling agreed with Councilman Reynolds, that it is odd that a third party would do work on our road. Councilwoman King said she would like to look at the current ordinance and clean it up.

5. Unfinished Business

a. Stormwater Plan

The City allocates approximately \$35,000 annually for stormwater maintenance in public rights-of-way. Staff estimates that the total book value of all public stormwater infrastructure represents approximately \$50 million in liability to the City. City funds can only be used on public property and within the public rights-of-way or easements. The current funding is insufficient to maintain and address the needs of publicly owned and maintained stormwater infrastructure.

The City also recently examined several flood prone areas including Bishop Heights, Bi-Lo Distribution Center, Harrison Plaza, Holly Springs, Knollwood Drive, and Oak Park Drive. As KCI has estimated, to convert private stormwater infrastructure into public infrastructure costs are expected to exceed \$6.6 million for just these 6 projects. Many of the City's older subdivisions have privately held stormwater systems which are beginning to show signs of aging and failure. Staff estimates that there could be as much as \$20 million or more in private stormwater needs throughout the City. Current policy and SC State Constitution prohibits the use of taxpayer funds to make improvements on private property.

The 2023 Stormwater Fee Analysis and Evaluation prepared by KCI and the stormwater fee and budget drafted by staff show several options for Council to raise revenue to begin addressing public stormwater needs and private needs. Staff believes a Stormwater Division would need at minimum \$705,000 in funding annually, but more to begin addressing larger capital needs and private stormwater systems. If the City wants to start fixing stormwater issues, we need funding.

To implement a fee, an ordinance would need to be passed. Chairman Kraeling said he would like to send this item to Council for discussion.

Councilman Reynolds said he has struggled with this item, and he is very concerned about getting into this business. Nothing he sees here makes him feel better about the issue.

Chairman Kraeling said this issue is not getting better. He wants to have a full Council discussion to find out what everyone is thinking on stormwater.

Councilwoman King said her biggest concern is the non-residential impact. We have worked hard to become business friendly, and this is a step backwards. She also said she would like to look at the work the public works department is doing now to see if it is helping mitigate the issue.

Motion: Chairman Kraeling made a motion to send this item to Council for discussion. Councilman Reynolds seconded the motion.

Councilwoman King said she wanted to clarify this is discussion only. Chairman Kraeling said he would like potential action. Mr. Duncan said if it is on the agenda, Council can pursue action if they would like.

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

6. New Business

a. Ordinance to Sell Butler Road Property for ROW

The Public Works Committee is being asked to make a positive recommendation to Council to approve 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 and to authorize additional temporary construction easements for the project.

In March, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of land along E. Butler Road (Tracts 205 and 229). 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. Additionally, SCDOT is requesting temporary Right-of-Way (ROW) on both parcels and is willing to compensate the City for its use. The parcels related to these appraisals are at City Park (205) and where Gilder Creek crosses E. Butler (229).

The new right-of-way will not have a significant impact on either property. As such, SCDOT's offers are for fee simple title to land and temporary Right-of-Way

Motion: Councilman Reynolds made a motion to send this item to Council with a recommendation of approval. Councilwoman King seconded the motion.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 7:19 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk