



# PUBLIC WORKS COMMITTEE MEETING

MONDAY, MAY 6, 2024 | 6 PM

1st Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.  
A quorum of Council will be present.

**PUBLIC WORKS COMMITTEE  
MEETING MAY 6, 2024, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD**

Committee Members: Jason Kraeling (Chair), Michael Reynolds and Carol King

- |  |                      |
|--|----------------------|
| 1. <b><u>Call to Order</u></b>   | Chairperson Kraeling |
| 2. <b><u>Public Comment</u></b>  | Chairperson Kraeling |
| 3. <b><u>Reading and Approval of Minutes</u></b><br>a. Public Works Committee- April 1, 2024 [Pages 3-6] | Chairperson Kraeling |
| 4. <b><u>Reports or Communications from City Officers</u></b><br>a. PW Director Matthew Fleahman         | Chairperson Kraeling |
| 5. <b><u>Unfinished Business</u></b><br>None   | Chairperson Kraeling |
| 6. <b><u>New Business</u></b><br>a. Resolution- Temporary Construction Easement Tract 21<br>[Pages 7-11] | Chairperson Kraeling |
| 7. <b><u>Public Comment</u></b>  | Chairperson Kraeling |
| 8. <b><u>Committee Concerns</u></b>  | Chairperson Kraeling |
| 9. <b><u>Adjournment</u></b>   | Chairperson Kraeling |

**MINUTES**  
**PUBLIC WORKS COMMITTEE MEETING APRIL 1, 2024, 6PM**  
**CITY HALL - COUNCIL CHAMBERS**  
**5 E. BUTLER ROAD**  
**2<sup>nd</sup> 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

**RESOLUTION \_\_\_\_\_-2024**

**A RESOLUTION GRANTING A  
TEMPORARY CONSTRUCTION EASEMENT**

**WHEREAS**, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 021 on the “SCDOT Area of Temporary Right of Way from Tract 021 Project ID P030553” attached hereto as Exhibit “A;” and,

**WHEREAS**, the SCDOT desires for the City to convey a Temporary Right-Of-Way (“ROW”) from Tract 021 identified as part of the planned improvements known as the Butler Road Improvements Project ([buildingabetterbutler.com](http://buildingabetterbutler.com)); and,

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey by Temporary Right Of Way Easement an area shown on Exhibit “A” for the consideration stated in said easement; and,

**WHEREAS**, the Temporary Right of Way herein granted shall revert to the City upon completion and acceptance of the project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the right-of-way easement attached hereto as Exhibit “B.”

---

Terry W. Merritt, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Miller, Municipal Clerk

Introduced by: \_\_\_\_\_

Reviewed:

\_\_\_\_\_  
Seth Duncan, City Administrator



**THE STATE OF SOUTH CAROLINA**

**COUNTY OF GREENVILLE**

Road/Route **Road S-107 (East Butler Road)**  
Project ID No. **P030553**  
Tract **021**

**TEMPORARY  
RIGHT OF WAY EASEMENT**  
Approximate Survey Stations

111+00 To 116+00 Lt  
Reloc S-107 East Butler Road  
\_\_\_\_\_  
To \_\_\_\_\_  
\_\_\_\_\_  
To \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS**, That I (or we) **The City of Mauldin, a South Carolina Municipality chartered by the State of South Carolina – Post Office Box 249, Mauldin, South Carolina 29662** in consideration of the sum of **Seventy Eight Thousand Nine Hundred Thirty Five and No/100 Dollars (78,935.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

**SPECIAL PROVISIONS:**

The above consideration is for temporary easement to **0.340 acres (14,837 square feet)**, more or less, and all improvements thereon, if any, owned by **The City Of Mauldin, a South Carolina Municipality chartered by the State of South Carolina**, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc. S-107. **Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.**

**Tax Map No. M003.01-01-010.00**. Tie Equality STA. 10+13.41 S-928 (Murray Drive) = STA. 111+03.14 S-107 (East Butler Road) and Tie Equality STA. 11+52.62 S-928 (Murray Drive) Existing B STA11+52.62 S-928 (Murray Drive) Proposed B.

**TO HAVE AND TO HOLD**, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this \_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two Thousand and \_\_\_\_\_.

Signed, sealed and delivered in the presence of: **The City of Mauldin, a South Carolina Municipality chartered by the State of South Carolina**

\_\_\_\_\_  
1<sup>st</sup> Witness Grantor (L.S.)

\_\_\_\_\_  
2<sup>nd</sup> Witness Grantor (L.S.)

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

**THE STATE OF** \_\_\_\_\_ )  
\_\_\_\_\_) )  
**COUNTY OF** \_\_\_\_\_ )

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ it's \_\_\_\_\_ of The City of Mauldin, a South Carolina Municipality chartered by the State of South Carolina, on behalf of the City.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

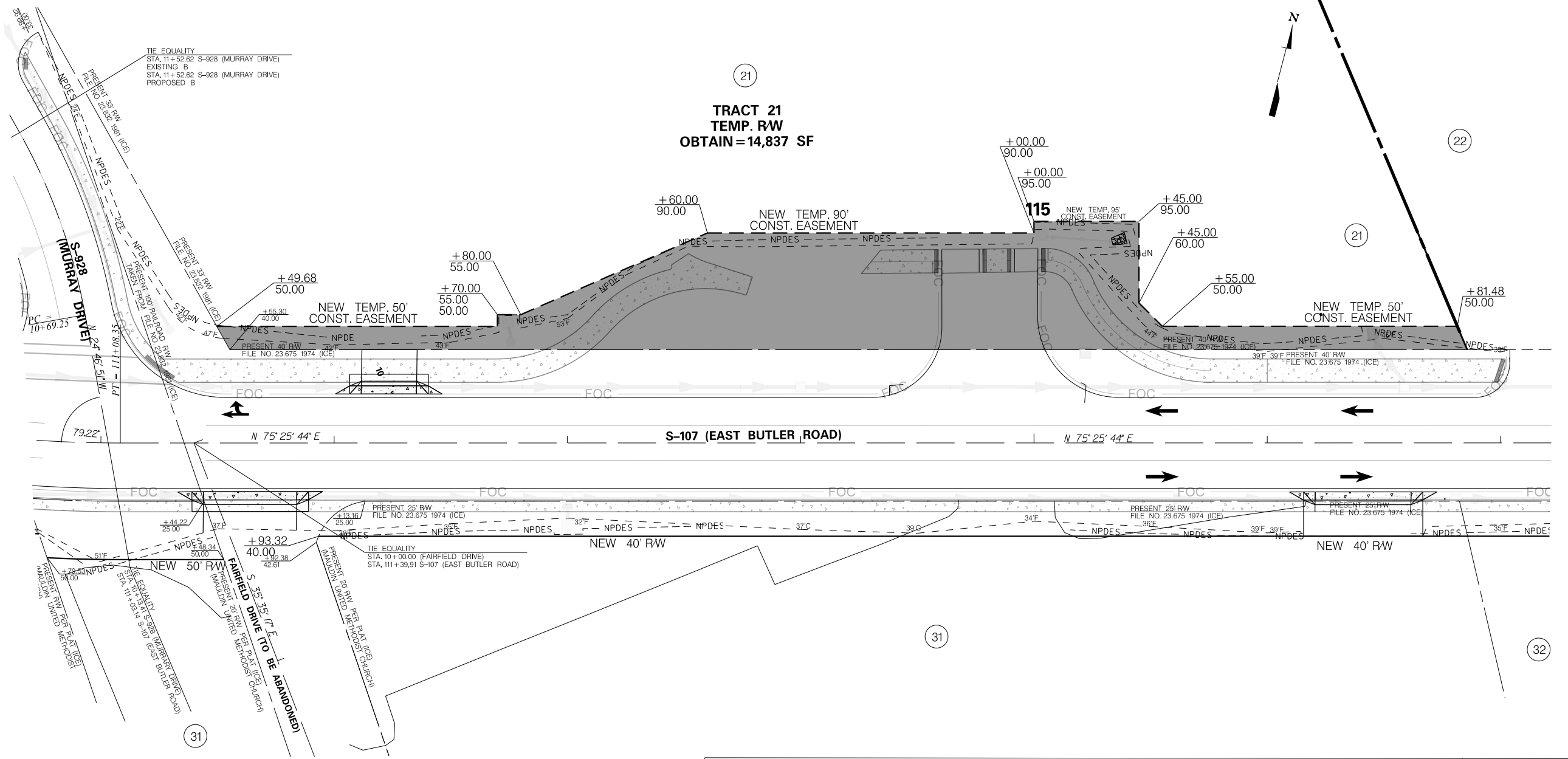
**NOTARY PUBLIC FOR THE STATE OF** \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(Affix seal if outside SC)

# EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

TIE EQUALITY  
 STA. 11+52.62 S-928 (MURRAY DRIVE)  
 EXISTING 'B'  
 STA. 11+52.62 S-928 (MURRAY DRIVE)  
 PROPOSED 'B'

(21)  
**TRACT 21**  
**TEMP. RW**  
**OBTAIN = 14,837 SF**



TIE EQUALITY  
 STA. 10+00.00 (FAIRFIELD DRIVE)  
 STA. 111+39.91 S-107 (EAST BUTLER ROAD)

NOTE:  
 RELOCATE S-107 CENTERLINE BETWEEN  
 STA. 99+99.61 AND STA. 111+08.83

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 AREA OF TEMPORARY RIGHT OF WAY FROM TRACT 22 PROJECT ID P030553

PREPARED 01/11/2024

SCALE 0 25 50 100 FEET

