



# PUBLIC WORKS COMMITTEE MEETING

TUESDAY, SEPTEMBER 3, 2024 | 6 PM

2nd 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 SEPTEMBER 3, 2024,  
6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD**

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

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|---|----------------------|
| <b>1. <u>Call to Order</u></b>  | Chairperson Kraeling |
| <b>2. <u>Public Comment</u></b>   | Chairperson Kraeling |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Public Works Committee- August 5, 2024 [Pages 3-5] | Chairperson Kraeling |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. PW Director Matthew Fleahman          | Chairperson Kraeling |
| <b>5. <u>Unfinished Business</u></b><br>None  | Chairperson Kraeling |
| <b>6. <u>New Business</u></b><br>a. Ordinance 1046-Sewer Update Ordinance [Pages 6-9]                     | Chairperson Kraeling |
| <b>7. <u>Public Comment</u></b>   | Chairperson Kraeling |
| <b>8. <u>Committee Concerns</u></b>   | Chairperson Kraeling |
| <b>9. <u>Adjournment</u></b>  | Chairperson Kraeling |

**MINUTES**  
**PUBLIC WORKS COMMITTEE MEETING AUGUST 5, 2024, 6PM**  
**CITY HALL - COUNCIL CHAMBERS**  
**5 E. BUTLER ROAD**  
**2<sup>nd</sup> 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-** None

**3. Reading and Approval of Minutes**

a. Public Works Committee- April 1, 2024

**Motion:** Councilwoman King made a motion to accept 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

Mr. Fleahman reported on some issues that have been raised regarding Sanitation and damaged cans. A very small percentage of citizens have called to report damage to cans. Listed below are some sanitation statistics.

Approximately 16,000 cans are picked up every week. (Includes trash and recycling)  
Trash – 11,500 Recycling 4,500.

12 container service calls are received per week on average. Approximately 6 per week are broken cart complaints. All broken cart complaints are on old cans.

On average, there are about 4 reports per week of cans falling in ditches or falling over after being tipped.

All the missed carts and complaints of lids falling off are due to residents not following the rules.

The average age of carts in the field is 15 years and the average life expectancy of an old cart is approximately 8 years. 15 years for new cart.

Councilwoman King said we have the best public works department at the lowest cost. She wants to remind citizens that we did an educational campaign on the changes made.

Chairman Kraeling said some of this data could be placed on Facebook so people understand how many cans are picked up for a low cost. This should help counter some of the complaints.

## **5. Unfinished Business- None**

## **6. New Business**

### **a. Resolution 09- 2024-Sale of Surplus Equipment**

With the purchase of new vehicles and equipment over the past years, the Police, Public Works, and Recreation Departments now have several old, outdated, and/or damaged vehicles and equipment which need to be disposed of.

All revenue from the sale of the equipment will be added to the General Fund for the City of Mauldin, unless otherwise required to be deposited into a restricted fund. One vehicle from the Police Department was a drug seizure and the proceeds from the sale shall go into the drug fund.

**Motion:** Councilman Reynolds made a motion to send this item to Council with Councilwoman King seconding.

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

### **b. Discussion: Utility Ordinance Revisions**

The City has historically maintained that the lateral connection from the house to the mainline is owned and maintained by the property owner. The City has never repaired a service for a resident and does not provide any level of maintenance on sewer laterals. The existing City Ordinances (Chapter 40, Article I, In General) do not contain any language in support of these operational policies.

Two options are available for City Council to consider. The first option would be a continuance of the existing policy with no fiscal impact, while option two would transfer certain responsibilities to the City.

Option 1 would be to amend the Utilities Ordinance and provide greater clarity to the City's current policy and view of ownership. The proposed language would state that ownership, maintenance, and all responsibility beyond the tap would be the property

owner's.

The second option would be for the City to take over lateral ownership and maintenance from the tap to the property line in areas where the City is the sewer utility provider.

Chairman Kraeling suggested the property owner could pay the City to do the lateral work. This would result in less cost to the homeowner and the City would do the work to the correct specifications for its sewer system.

## **7. Public Comment**

Randy Eskridge from 211 Springdale Drive spoke. He has a clay pipe about 18 inches from the main that has disintegrated. He would like any assistance the City could give and would be glad to pay the City to do the repair.

## **8. Committee Concerns- None**

**9. Adjournment-** Chairman Kraeling adjourned the meeting at 6:44 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# CITY COUNCIL MEETING AGENDA ITEM

**MEETING DATE:** September 3, 2024

**AGENDA ITEM:** 6a

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**TO:** City Council

**FROM:** Public Works Director, Matthew Fleahman

**SUBJECT:** Utility Ordinance Revisions

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## REQUEST

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The Public Works Department is requesting that the City Council discuss a change to the City of Mauldin Utility Ordinance.

## HISTORY/BACKGROUND

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The City of Mauldin Sewer Division has historically maintained that the City's sewer system consists of only the mainlines and manholes within street ROWs and utility easements. The City has maintained that the lateral connection from the house to the mainline is owned and maintained by the property owner. The City has never repaired a service for a resident and does not provide any level of maintenance on sewer laterals. The existing City Ordinances (Chapter 40, Article I, *In General*) do not contain any language in support of these operational policies.

During the August 2024 Committee meeting, two options were presented to the Committee. Option 1 was to clarify the City's current policy and maintain that all responsibility beyond the tap would be the property owners. Option 2 was to take ownership of laterals from the tap to the property line. Option 1 had no financial impact on the City and Option 2 would make an annual impact of an additional \$1,000,000 to the existing budget.

During the Committee meeting, a recommendation for a third option was made by committee members. In this option, the City would make a clarification in the Ordinances; however, an exception would be made if the resident paid for the City to make repairs. An analysis of this third option is presented below.

## ANALYSIS or STAFF FINDINGS

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Based on the recommendation of Committee, the Utilities Ordinance would be amended and provide greater clarity to the City's current policy and view of ownership. The proposed language would make it crystal clear that ownership, maintenance, and all responsibility beyond the tap would be on the property owner. The following language could be inserted as Section 40-08.

*Property owners shall be responsible for installation and maintenance of sewer lines up to the point where they are connected with the sewer mains. All installation and maintenance must be performed according to the standards promulgated by the Public Works Department.*

Under this option, property owners would be responsible for their own laterals, and if repairs needed, would be at their own expense. If a repair is needed in the roadway at the point of connection to the main, the property owner would bear that cost and be responsible for hiring a qualified contractor to perform the work in the City’s right-of-way. If the property owner wanted the City to make the repair, the City could with the following proposed Ordinance addition:

The City may provide labor, equipment, and cover material to replace damaged sewer laterals from the mainline tap up to the property line, subject to the following conditions:

1. The affected property owner pays for the materials necessary for the installation, including the installation of a sewer clean-out at the property line.
2. The affected property is a single-family residential property only. Commercial, industrial, and multi-family residential property repairs are borne by those property owners.
3. No replacement service may be furnished on private roads or private easements.
4. Upon completion of installation, the City will assume ownership and maintenance of the lateral connection from the property line/clean-out up to the mainline tap.

Under this option, the City will assume liability for the operation and maintenance of sewer laterals only after the replacement was paid for by the property owner. The exact cost to repair will vary, but a general estimate is presented below:

<b>Material</b>	<b>Unit Cost</b>	<b>Number of Units</b>	<b>Total Cost</b>
SDR-35	\$7 per foot	50	\$350.00
WYE	\$197.49	1	\$197.49
Fernco	\$29.23	2	\$58.46
Couplings	\$10.59	2	\$21.18
Cleanout	\$43.25	1	\$43.25
Asphalt	\$80.75	5	\$403.75
45-coupling	\$78.63	3	\$235.89
Cleanout box	\$201.16	1	\$201.16
Seed/straw	\$50.00	1	\$50.00
Misc (glue, etc)	\$40.00	1	\$40.00

<b>Total</b>	<b>\$1,601.18</b>
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## **FINANCIAL IMPACT**

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As the cost of materials is borne by the affected property owner, the only financial impact to the City would be in realized soft costs consisting of staff time, equipment use, and fuel. In addition, the City will be acquiring the future responsibility and liability for more and more lateral connections. These connections typically have a 30-50 year life span before replacement is needed.

## **RECOMMENDATION**

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No recommendation is made at this time, as this agenda item is for discussion purposes.

**ORDINANCE # \_\_\_\_\_**

**AN AMENDMENT TO CHAPTER 40 OF THE MAULDIN CODE  
OF ORDINANCES REGARDING UTILITIES.**

**WHEREAS**, clarification of ownership and responsibilities were needed; and

**WHEREAS**, the City is engaged in ongoing efforts to update and refine the City's ordinances; and

**NOW THEREFORE BE IT ORDAINED** by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Utility Ordinance be amended as follows:

**Section 40-8. Addition.** Add Section 40-8, Sewer Laterals, as follows (*underlined language is language proposed to be added*):

Section 40-8 Sewer Laterals

Property owners shall be responsible for installation and maintenance of sewer lines up to the point where they are connected with the sewer mains. All installation and maintenance must be performed according to the standards promulgated by the Public Works Department.

**Section 40-9. Addition.** Add Section 40-9, Sewer Lateral Replacement, as follows (*underlined language is language proposed to be added*):

Section 40-9 Sewer Lateral Replacement

The City may provide labor, equipment, and cover material to replace damaged sewer laterals from the mainline tap up to the property line, subject to the following conditions:

1. The affected property owner pays for the materials necessary for the installation, including the installation of a sewer clean-out at the property line.
2. The affected property is a single-family residential property only. Commercial, industrial, and multi-family residential property repairs are borne by those property owners.
3. No replacement service may be furnished on private roads or private easements.
4. Upon completion of installation, the City will assume ownership and maintenance of the lateral connection from the property line/clean-out up to the mainline tap.

This Ordinance shall be effective upon second reading approval thereof.



SIGNATURE OF MAYOR:

\_\_\_\_\_  
Terry Merritt

ATTEST:

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Cindy Miller  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel Hughes  
City Attorney

FIRST READING: \_\_\_\_\_, 2024  
SECOND READING: \_\_\_\_\_, 2024