



PUBLIC WORKS COMMITTEE MEETING

MONDAY, OCTOBER 7, 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 OCTOBER 7, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD**

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

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

MINUTES
PUBLIC WORKS COMMITTEE MEETING SEPTEMBER 3, 2024, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
2nd committee meeting

Committee Members present were Jason Kraeling (Chair), and Michael Reynolds. Councilwoman Carol King was not present. PW Director Matthew Fleahman and City Administrator Seth Duncan were also present.

1. Call to Order- Chairman Kraeling

2. Public Comment- None

3. Reading and Approval of Minutes

a. Public Works Committee- August 5, 2024

Motion: Councilman Reynolds 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

Mr. Fleahman reported the surplus vehicles have all been sold except for two. The proceeds are close to \$80,000.

The cultural center front has been landscaped and the sewer system has been replumbed.

5. Unfinished Business-None

6. New Business

a. Ordinance 1046-Sewer Update Ordinance

During the August 2024 Committee meeting, a recommendation was made by committee members that the City would make the repairs if the resident paid for the supplies. The cost would be about \$1600 in materials.

It is proposed that language be added to the ordinance that ownership, maintenance, and all responsibility beyond the tap would be on the property owner.

Mr. Fleahman said he could not speak to how many residents may take advantage of this

offer. Chairman Kraeling said he wants to make sure residents understand the work must fit into the City's schedule and we are not going to change how we operate. Mr. Fleahman said wording could be added to the contract we make with the property owner.

Chairman Kraeling said a benefit he sees to this is that any work being done on the road would be done by the City. Councilman Reynolds said he likes the fact the City would do the work correctly and protect our roads. He does, however, have concerns and questions that need to be clarified.

Chairman Kraeling said he would like to keep this item in committee and bring it back up next month.

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 6:33 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

PUBLIC WORKS COMMITTEE MEETING AGENDA ITEM

MEETING DATE: October 7, 2024

AGENDA ITEM: 6a

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Utility Ordinance Revisions

REQUEST

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

HISTORY/BACKGROUND

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

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, repair, and maintenance of sewer lines from the property line to the point where they are connected with the sewer mains (hereinafter the "sewer lateral"). All installation, repair, and maintenance of the sewer lateral 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 Ordinance addition listed below. In order to address the possibility of contractors billing for City work, or for contractors utilizing this service item 6 has been added which requires the property owner to pay for the activities prior to the commencement of work.

In the event the owner(s) of a single-family residential property desires for the City to perform necessary repair, maintenance, and/or replacement of sewer laterals, the owner(s) may request for the City to provide labor, equipment, and cover material to perform said work subject to the following conditions:

1. *The City shall only perform maintenance, repairs, and installation for the sewer lateral as defined in Section 40-8.*
2. *The property owner(s) shall pay for all materials necessary for the maintenance, repair, and/or installation of the sewer lateral, including the installation of a sewer clean-out at the property line. The Public Works Department shall determine, in its sole discretion, what materials are needed to perform said work.*
3. *The City shall invoice the property owner(s) for the materials prior to the commencement of work and the property owner shall remit payment to the City within thirty (30) days of receipt of the invoice. In the event the property owner fails to timely remit payment, the City will require that a new material costs invoice be generated for the proposed repairs.*
4. *This Section applies to single-family residential properties, only. Commercial, industrial, and multi-family residential properties are exempt from this ordinance.*
5. *No replacement service may be furnished on private roads or private easements.*
6. *The location of the property line shall be determined by the City based upon the recorded plat for the property, and if none exists, and the location of the property line cannot be determined or agreed upon, then the City may require the property owner, at his expense, to obtain a survey by a licensed land surveyor in recordable form showing the location of the property line prior to commencing any work.*
7. *Upon completion of installation, the City will assume ownership and maintenance of the sewer lateral.*

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:

Material	Unit Cost	Number of Units	Total Cost
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

Total	\$1,601.18
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FINANCIAL IMPACT

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

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

ORDINANCE # _____

AN ORDINANCE TO AMEND CHAPTER 40 OF THE MAULDIN CODE OF ORDINANCES REGARDING UTILITIES.

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

WHEREAS, the City has determined that amendments to the city ordinances are needed to clarify ownership and responsibilities for sewer lateral lines and to provide single-family residential property owners with the option to allow the City to perform maintenance, repairs and replacement of the sewer lateral at the property owners’ expense; 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 1. Amendment. Amend Article I of Chapter 40 (“Utilities”) to add Section 40-8 (“Sewer Laterals”) and Section 40-9 (“Sewer Lateral Replacement”) (*underlined language is language proposed to be added*):

Sec. 40-8. Sewer Laterals.

Property owners shall be responsible for installation, repair, and maintenance of sewer lines from the property line to the point where they are connected with the sewer mains (hereinafter the “sewer lateral”). All installation, repair, and maintenance of the sewer lateral must be performed according to the standards promulgated by the Public Works Department.

Section 40-9. Sewer Lateral Repair, Maintenance, and Replacement for Single-Family Residential Properties.

In the event the owner(s) of a single-family residential property desires for the City to perform necessary repair, maintenance, and/or replacement of sewer laterals, the owner(s) may request for the City to provide labor, equipment, and cover material to perform said work subject to the following conditions:

1. The City shall only perform maintenance, repairs, and installation for the sewer lateral as defined in Section 40-8.
2. The property owner(s) shall pay for all materials necessary for the maintenance, repair, and/or installation of the sewer lateral, including the installation of a sewer clean-out at the property line. The Public Works Department shall determine, in its sole discretion, what materials are needed to perform said work.

3. The City shall invoice the property owner(s) for the materials prior to the commencement of work and the property owner shall remit payment to the City within thirty (30) days of receipt of the invoice. In the event the property owner fails to timely remit payment, the City will require that a new material costs invoice be generated for the proposed repairs.
4. This Section applies to single-family residential properties, only. Commercial, industrial, and multi-family residential properties are exempt from this ordinance.
5. No replacement service may be furnished on private roads or private easements.
6. The location of the property line shall be determined by the City based upon the recorded plat for the property, and if none exists, and the location of the property line cannot be determined or agreed upon, then the City may require the property owner, at his expense, to obtain a survey by a licensed land surveyor in recordable form showing the location of the property line prior to commencing any work.
7. Upon completion of installation, the City will assume ownership and maintenance of the sewer lateral.

Section 2: That the Ordinance shall be effective upon second and final reading.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

CITY OF MAULDIN

Terry Merritt, Mayor

ATTEST:

APPROVED AS TO FORM:

Cindy Miller
City Clerk

Daniel Hughes
City Attorney

FIRST READING: _____, 2024
SECOND READING: _____, 2024