



# CITY COUNCIL MEETING

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**MONDAY, JANUARY 20, 2025 | 7:00 PM**

**City Council will meet in the Mauldin City Hall Council  
Chambers, 5 East Butler Road**

Please note that members of the public are encouraged to participate 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

**CITY OF MAULDIN  
COUNCIL MEETING AGENDA  
JANUARY 20, 2025  
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

- |  |                    |
|--|--------------------|
| <b>1. Call to Order</b>  | Mayor Merritt      |
| a. Welcome   |                    |
| b. Invocation  |                    |
| c. Pledge of Allegiance  |                    |
| <br>   |                    |
| <b>2. Proclamations and Presentations- None</b>  | Mayor Merritt      |
| <br>   |                    |
| <b>3. Reading and Approval of Minutes</b>  | Mayor Merritt      |
| a. City Council Meeting- December 16, 2024 [Pages 4-7]   |                    |
| b. Special Called Council – January 6, 2025 [Pages 8-9]  |                    |
| <br>   |                    |
| <b>4. Public Comment</b>   | Mayor Merritt      |
| <br>   |                    |
| <b>5. Report from City Administrator</b>   | Seth Duncan        |
| <br>   |                    |
| <b>6. Report from Standing Committees</b>  |                    |
| a. Economic Planning & Development (Chairperson Matney)  |                    |
| b. Public Safety (Chairperson King)  |                    |
| c. Public Works (Chairperson Kraeling)   |                    |
| d. Finance and Policy (Chairperson Reynolds)   |                    |
| e. Recreation (Chairperson Allgood)  |                    |
| f. Business and Development Services (Chairperson Steenback)   |                    |
| <br>   |                    |
| <b>7. Unfinished Business-<br/>    Ordinances- 2<sup>nd</sup> Reading</b>  | Mayor Merritt      |
| <br>   |                    |
| a. An ordinance to rezone a 2-acre portion of a property located<br>at Fowler Circle (p/o Tax Map Parcel #M007.03-01-013.00<br>[Pages 10-18] | Chairman Steenback |
| <br>   |                    |
| <b>8. New Business-<br/>    Ordinances- 1<sup>st</sup> Reading</b>   | Mayor Merritt      |
| <br>   |                    |
| a. Solid Waste Ordinance Revisions [Pages 19-25]   | Chairman Kraeling  |
| <br>   |                    |
| <b>Standing Committee Items</b>  |                    |
| <br>   |                    |
| b. MPD State Appropriations Budget [Pages 26-32]   | Chairwoman King    |

- c. PARD Grant Acceptance [Pages 33-36] Chairman Matney
- d. A-Tax Grant Recommendations [Pages 37-52] Chairman Matney
- e. C-Fund Application Request [Pages 53-55] Chairman Kraeling

**Committee of the Whole- None**

**9. Public Comment** Mayor Merritt

**10. Council Concerns** Mayor Merritt

**11. Call for Executive Session** Mayor Merritt

- a. Executive Session to consider an economic development matter related to City Center as allowed by State Statute Section 30-4-70(a)(2)
- b. Executive Session to consider negotiations incident to proposed contractual arrangements and proposed sale or purchase of property as allowed by State Statute 30-4-70 (a)(2)
- c. Possible action on items discussed in Executive Session

**12. Adjournment** Mayor Merritt

**MINUTES  
CITY OF MAULDIN  
COUNCIL MEETING  
DECEMBER 16, 2024  
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback.

Others present were City Attorney Daniel Hughes and City Administrator Seth Duncan

**1. Call to Order-** Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Steenback
- c. Pledge of Allegiance- Councilman Steenback

**2. Proclamations and Presentations**

- a. Oliver Stull Swim Certificate Presentation- Mayor Merritt presented the certificate
- b. Mauldin Police Explorers Presentation- The Explorers were present for recognition.
- c. Mauldin Chamber Report- Ozzy Custodio, Jr. represented the Chamber. This is his last year as President and he thanked Council for the relationship between the City and Chamber.

**3. Reading and Approval of Minutes**

- a. City Council Meeting- November 18, 2024

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

**Vote:** The vote was unanimous (7-0).

- b. Council Workshop- December 2, 2024

**Motion:** Councilwoman King made a motion to approve the minutes with Councilman Matney seconding.

**Vote:** The vote was unanimous (7-0).

**4. Public Comment**

- a. Megan Brock- 311 Wild Rice Drive. Ms. Brock spoke against the new stadium. She has done some research and the average attendance for similar soccer games is 2,000 spectators per game. The most well attended game had less than 5,000 spectators. She asked why a 10,000-person stadium is going to be built. Why is the City of Mauldin contributing \$4 million to a project when you don't know where anyone will be able to



park? The 385 corridor is already heavily populated, and the stadium will make the problem worse. This situation is extremely dangerous. There was a post from the City stating the noise ordinance would apply to programming and noise must cease by 11:00 p.m. Ms. Brock said Council granted a full exemption from this back in 2019. Ms. Brock would like the City to be more transparent.

## **5. Report from City Administrator**

City Council's meeting schedule for calendar year 2025 has been posted and includes Committee and Council meeting dates. Council Committees will continue to meet on the 1st Monday of each month at 6pm, unless moved for a holiday, and Council Meetings are held on the 3rd Monday at 7pm. All meetings are held in Council Chambers at 5 East Butler Road. All meetings are open to the public. Council's regular meeting on January 20th will be held as scheduled

City offices will be closed next Tuesday and Wednesday in observance of Christmas. Sanitation services will also be suspended those two days with pick-ups being rescheduled for Thursday and Friday. City offices will also be closed New Year's Day, with sanitation services being affected similarly.

## **6. Report from Standing Committees**

- a. Economic Planning & Development (Chairperson Matney)- No report
- b. Public Safety (Chairperson King)- No report
- c. Public Works (Chairperson Kraeling)- No report
- d. Finance and Policy (Chairperson Reynolds)- No report
- e. Recreation (Chairperson Allgood)- Chairman Allgood reported Spring sports registrations start January 1<sup>st</sup>.
- f. Business and Development Services (Chairperson Steenback)- No report

## **7. Unfinished Business-**

Ordinances- 2<sup>nd</sup> Reading

- a. Ordinance 1047-Accommodations Tax and Hospitality Tax Revenue bond  
The City will commit \$4,000,000 to the Bridgeway stadium project. This commitment will be made in the way of a Revenue Bond derived from Hospitality and Accommodations Tax Revenue. H and A money must be used in a way that encourages tourism.

**Motion:** Chairman Reynolds made a motion to accept this ordinance on second reading. Councilwoman King seconded the motion.

**Vote:** The vote was unanimous (7-0).

- b. Ordinance 1048-Sale of Property on East Butler

This ordinance will 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 easement for the project.

**Motion:** Chairman Kraeling made a motion to accept this ordinance on second reading. Councilman Reynolds seconded the motion.

**Vote:** The vote was unanimous (7-0).

## 8. New Business-

Ordinances- 1<sup>st</sup> Reading

- a. An ordinance to rezone a 2-acre portion of a property located at Fowler Circle (p/o Tax Map Parcel #M007.03-01-013.00

**Motion:** Chairman Steenback made a motion to accept this ordinance on first reading. Councilman Matney seconded the motion.

**Vote:** The vote was unanimous (7-0).

Committee of the Whole

- b. Final Debris Removal

**Motion:** Councilman Matney made a motion to consider this item informally. Councilwoman King seconded the motion.

**Vote:** The vote was unanimous (7-0).

Staff is requesting \$750,000 for final debris removal from Hurricane Helene storm damage. The funding requested will be in addition to funds already spent and would be appropriated from Unassigned Fund Balance from the General Fund.

**Motion:** Councilman Matney made a motion to appropriate the funds for storm debris removal. Councilwoman King seconded the motion.

**Vote:** The vote was unanimous (7-0).

## 9. Public Comment- None

## 10. Council Concerns

Councilman Matney wished everyone a Merry Christmas.

Councilman Steenback thanked staff and Council for all their help during his first year on Council.

## 11. Call for Executive Session

**Motion:** Councilman Matney made a motion to adjourn into executive session for consideration of the items stated below. Councilman Reynolds seconded the motion.

**Vote:** The vote was unanimous (7-0).

- a. Executive Session to consider an economic development matter related to Bridgeway Station as allowed by State Statute Section 30-4-70(a)(2)
- b. Executive Session to consider negotiations incident to proposed contractual arrangements and proposed sale or purchase of property as allowed by State Statute 30-4-70 (a)(2)
- c. Possible action on items discussed in Executive Session

Mayor Merritt reconvened the meeting at 9:34 p.m. Councilman Reynolds reported no decisions were made and no action was taken in executive session.

**Motion:** Councilman Matney made a motion to authorize the Mayor or his designee to sign a Letter of Intent for the purchase of property, to negotiate a Purchase and Sales Agreement of said property, and authorize the use of \$20,000 (Annexation Fund) for due diligence. Councilman Reynolds seconded the motion.

**Vote:** The vote was unanimous (7-0).

**12. Adjournment-** Mayor Merritt adjourned the meeting at 9:36 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

**MINUTES  
CITY OF MAULDIN  
SPECIAL CALLED CITY COUNCIL MEETING  
MONDAY, JANUARY 6, 2025  
CITY HALL COUNCIL CHAMBERS—5 E. BUTLER ROAD  
AFTER COMMITTEE MEETINGS**

Members present were Mayor Terry Merritt, Council members Carol King, Taft Matney, Jason Kraeling, and Mark Steenback. Councilman Frank Allgood joined via Zoom. Councilman Reynolds will call in during executive session.

**1. Call to Order-** Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Matney
- c. Pledge of Allegiance- Councilman Matney

**2. New Business**

- a. City Center Village Master Plan Discussion

Nick Myers and Hannah Durham represented Seamon Whiteside and presented the master plan for City Center Village. The plan that was presented is flexible and leaves options for retail and commercial space, greenspace and parking.

No action was taken by Council.

- b. Consideration of an Executive Session to consider negotiations incident to proposed contractual arrangements and proposed sale or purchase of property for City Center Village as allowed by State Statute 30-4-70 (a)(2)

**Motion:** Councilman Matney made a motion to adjourn into executive session with Councilman Steenback seconding.

**Vote:** The vote was unanimous (6-0).

Council adjourned at 7:37 p.m. into executive session.

Mayor Merritt reconvened the meeting at 8:30 p.m. Councilman Reynolds called in during the executive session but did not attend the meeting after the executive session was concluded.

Councilman Matney reported no decisions were made and no action taken in executive session.

- c. Possible action on items discussed in Executive Session

**Motion:** Councilman Matney made a motion to authorize the Mayor and/or his designee to negotiate a purchase/sale agreement for a certain property within a multicounty industrial park located within the city, as discussed in executive session, where the execution of the purchase/sale agreement is contingent upon results of a geotechnical survey. Councilman Kraeling seconded the motion.

**Vote:** The vote was unanimous (6-0).

**3. Council Requests-** None

**4. Adjournment-** Mayor Merritt adjourned the meeting at 8:35 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# CITY COUNCIL AGENDA ITEM

**MEETING DATE:** January 20, 2025  
**DOCKET NUMBER:** 7a  
**ITEM TYPE:** Zoning Map Amendment, Second Reading

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**TO:** City Council  
**FROM:** Business & Development Services Director, David C. Dyrhaug  
**SUBJECT:** **Rezoning of 2-acre Property along Fowler Circle**  
\*\* 2<sup>nd</sup> Reading \*\*

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<b>OWNER(S):</b>	Dennis Godley • Lan-Sky-River Properties, LLC
<b>DEVELOPER(S):</b>	Red Oak Developers
<b>TAX MAP NUMBER(S):</b>	Part of M007.03-01-013.00
<b>LOCATION:</b>	Along Fowler Circle near W. Butler Road
<b>CURRENT ZONING:</b>	C-1, Light Commercial
<b>REQUESTED ZONING:</b>	RM, Multi-family Residential
<b>SIZE OF PROPERTY:</b>	Approx. 2 acres

## REQUEST

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The City of Mauldin has received a signed petition requesting the rezoning of a tract of land pursuant to Section 4:2 of the Mauldin Zoning Ordinance. This petition includes rezoning a 2-acre portion of a tract along Fowler Circle from the C-1 district to the RM district. The intent of the applicant is to develop this property for attached single-family homes.

## HISTORY/BACKGROUND

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This tract is a partially wooded undeveloped lot with a Goodwill donation trailer parked on part of the lot. The 2-acre portion of the lot subject to this petition is the rear portion of the lot that backs up to the Sunview Townhomes community along Fowler Circle.

## PROPOSED DEVELOPMENT

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During the process of this application, the prospective developer of this site was reassigned to Red Oak Developers (it was formerly assigned to the Parker Group at the time the rezoning petition was submitted to the City). Red Oak Developers plans to develop this 2-acre portion of the tract for high quality townhomes. Red Oak Developers are planning for up to 38 townhomes. They plan to provide a minimum 30-foot-wide buffer along the south side of the property adjacent to the Sunview Townhomes community.

For context, the City’s codes do not require any buffer along this property line but merely require a 25-foot building setback. The conceptual layout for the development is included as an attachment to this report. It is the intent of the developer that connectivity and walkability will be provided between the townhomes and the future commercial development on the front portion of this tract.

## **NEIGHBORHOOD MEETING**

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In accordance with Section 4:3.3 of the Mauldin Zoning Ordinance, the applicant held a neighborhood meeting on September 23, 2024, at Mauldin Methodist Church. The meeting was advertised in accordance with City requirements. The only attendees at this meeting were the development team, the property owner, the real estate team, a City elected official, and a member of City staff. No other members of the public attended the meeting.

## **PUBLIC HEARING**

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The Planning Commission held a public hearing on October 22, 2024. There was one public comment at offered at this hearing:

- Cindy Jordan, 204 Fowler Circle (County resident), expressed her opposition to the development of this property. She shared concerns about traffic safety and speeding along Fowler Circle.

No other public comments were offered and no other members of the public attended the public hearing.

## **ZONING ANALYSIS**

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### ***Existing Zoning Classifications***

The ***C-1 district*** is a light commercial district intended to promote small-scale retail, service, and professional offices that provide goods and services at a neighborhood scale. This district is generally located in areas adjacent to residential districts.

The ***R-M district*** is established to provide for a full range of medium- to high-density multi-family housing types along with single-family detached and attached residences. Other uses include recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. This district is intended to function as a transition between single-family residential districts and commercial districts where certain land uses may not be compatible.

### ***Surrounding Development/Zoning***

These properties are surrounded by the following zoning and land uses:

<b>Direction</b>	<b>Zoning District(s)</b>	<b>Existing Use(s)</b>
<b>North</b>	C-2 (City)	Undeveloped/Goodwill donation trailer
<b>South</b>	R-M (City)	Sunview Townhomes
<b>East</b>	C-1 (City)	Undeveloped commercial property
<b>West</b>	R-20 (County)	Single-family home across the street

## *Comprehensive Plan Analysis*

In the Comprehensive Plan, the front of this property is located along a “Regional Corridor.” The remainder of this property, including the portion that is the subject of this petition, is designated as “Residential Multifamily” in the future land use map of the comprehensive plan. This designation is intended to include apartment buildings, condominiums, and duplexes.

## **REVIEW CRITERIA**

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The Mauldin Zoning Ordinance does not contain any specified criteria that should be considered by the Planning Commission when reviewing requests for rezoning. However, the following criteria are typical of those used by other jurisdictions.

- A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends, and the general character of the area;
- B. Suitability of the site’s physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;
- C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;
- D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising public health, safety or welfare; and
- E. Public need for the potential uses permitted in the requested zoning district.

## **STAFF FINDINGS**

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Based on the above criteria, staff provides the following findings for consideration of the proposed request.

- A. ***Comprehensive plan consistency.*** The portion of this tract that is being petitioned to be rezoned is designated for apartment buildings, condominiums, and duplexes in the Comprehensive Plan. This rezoning is entirely consistent with the Comprehensive Plan.
- B. ***Suitability of the site.*** There are not any apparent floodplains, wetlands, or steep topography on this site. The site appears suitable for development.
- C. ***Compatibility of the development.*** The intent to develop this property for townhomes is directly compatible with the adjacent Sunview Townhomes and the adjoining Parkside Villas community. This proposed development will provide a positive transition between these existing townhome communities and the allowed commercial development on the remainder of this property.
- D. ***Infrastructure capacity.*** All utilities, including water and sewer, are available for the site.
- E. ***Public need.*** As forecasted in the Comprehensive Plan, the City continues to see demand for low-maintenance and “missing middle” housing including townhomes. Missing middle housing includes a diverse range of housing options that are compatible in scale and form with detached single-family homes and are designed to create a walkable community. Typical middle housing types include multi-unit structures such as townhomes, duplexes, triplexes, fourplexes, and cottage courts.



**Traffic discussion.** During the Planning Commission meeting, the discussion centered around traffic. Below are some of staff’s findings regarding traffic as it relates to the rezoning and development of this site.

- Using traffic generation rates published by the Institute of Transportation Engineers (ITE), a rental townhome community consisting of 38 units would generate about 27 peak hour trips. A “for-sale” townhome community consisting of 38 units would generate about 17-20 peak hour trips. For townhome development projects, a traffic impact study is only required if the project is projected to generate at least 100 peak hour trips. This project is far below that threshold.
- For comparison, below is the peak hour trip generation of some common commercial development types that are allowed by the current zoning of this property.

<b>Business Type</b>	<b>Typical Size</b>	<b>AM Peak Hour Trips</b>	<b>PM Peak Hour Trips</b>
Bank	2,500 sq. ft.	30 vehicle trips	60 vehicle trips
Pharmacy	10,000 sq. ft.	34 vehicle trips	99 vehicle trips
Coffee Shop	2,000 sq. ft.	201 vehicle trips	85 vehicle trips
Fast Food Restaurant	3,000 sq. ft.	136 vehicle trips	97 vehicle trips
Office Park	N/A (based on acreage of site)	115 vehicle trips	127 vehicle trips
Daycare	12,000 sq. ft.	146 vehicle trips	148 vehicle trips
Grocery Store	40,000 sq. ft.	136 vehicle trips	379 vehicle trips

The development of a 38-unit townhome community will generate much less traffic than a typical commercial development project allowed by the current zoning of this property.

- Fowler Circle is not a project identified in the 2030 long-range transportation plan or the transportation improvement program for the Greenville-Pickens Area Transportation Study (GPATS). Note: GPATS is the Metropolitan Planning Organization (MPO) for the Greenville Urbanized Area. They are charged with allocating federal funding for transportation projects in our area.
- The applicant is currently undertaking a traffic study for the prospective development of the commercial portion of this tract and what improvements will be needed at the intersection of W. Butler Road and Fowler Circle.

## **TIMELINE**

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On September 24, 2024, the applicant made application to the City of Mauldin for this rezoning.

On October 22, 2024, the Planning Commission conducted a public hearing. At this meeting, the Planning Commission voted 4-1 to recommend approval of this rezoning, with Mr. Dan Chism dissenting.

On November 4, 2024, the Building Codes (BDS) Committee voted 3-0 to hold this matter in committee while awaiting further information about the prospective development of this tract.

On December 2, 2024, the BDS Committee voted 3-0 to forward this matter to the City Council for first reading.

On December 16, 2024, the City Council voted 7-0 to approve this rezoning on first reading.

## **STAFF RECOMMENDATION**

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This project is entirely consistent with the Comprehensive Plan. Additionally, the proposed development of these two acres will provide a positive transition between the existing Sunview Townhomes and the

allowed commercial development on the remnant of this tract. Finally, the intent of the applicant to develop an interconnected, pedestrian-oriented design in concert with the commercial development expected along the front of this tract supports the City's vision for development. Based on these findings, staff supports the approval of this rezoning.

### **PLANNING COMMISSION RECOMMENDATION**

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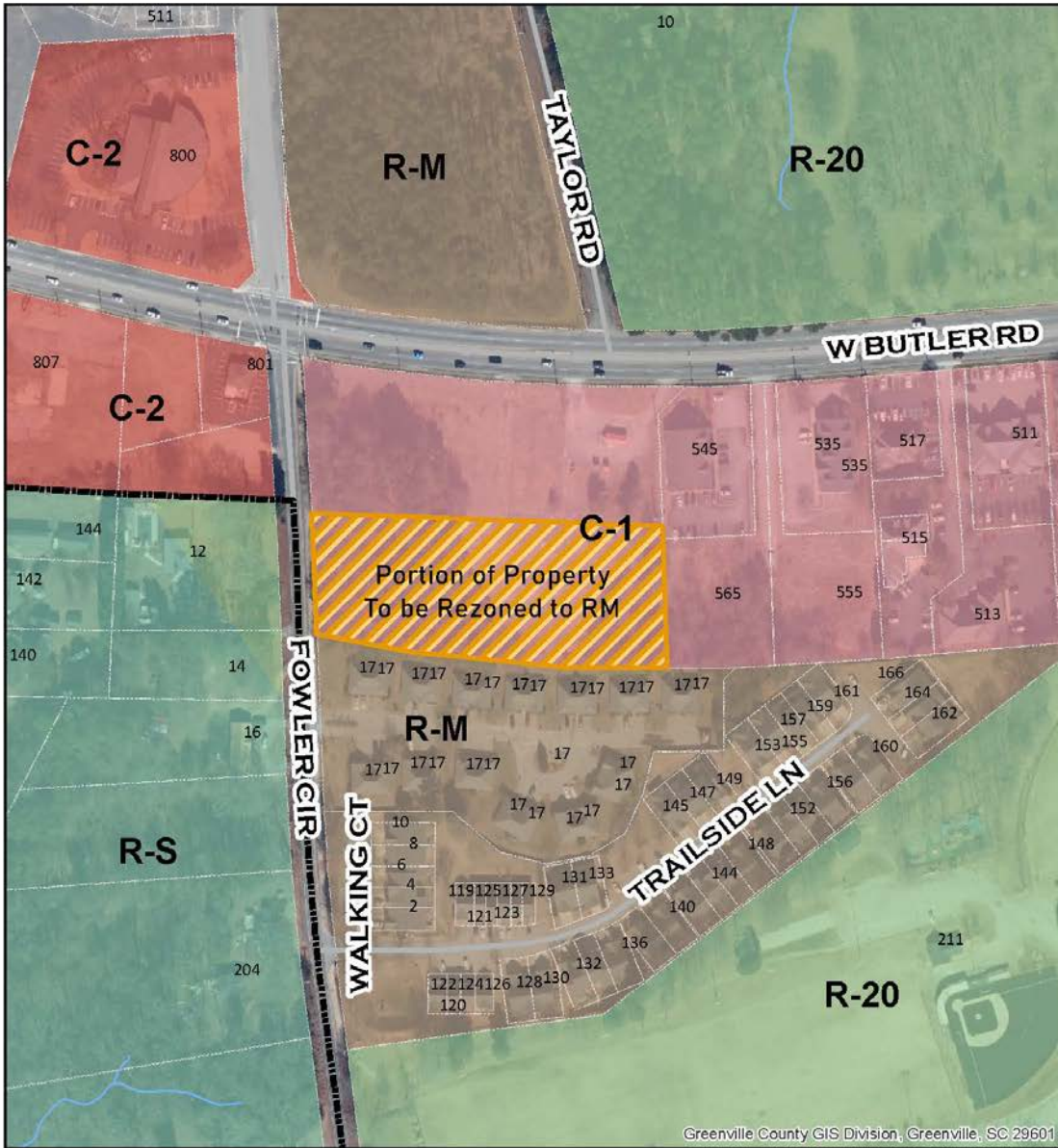
On October 22, 2024, the Planning Commission voted 4-1 to recommend approval of the rezoning, with Mr. Dan Chism dissenting. As part of their recommendation, the members of the Planning Commission commented that they are interested in seeing improvements made to the intersection of W. Butler Road and Fowler Circle, specifically to include a dedicated left turn lane on Fowler Circle.

### **ATTACHMENTS**

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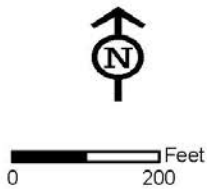
Property Map  
Conceptual Layout  
Proposed Ordinance (map and boundary survey included therein)

# Parker Group Property on Fowler Circle REZONING MAP



**Legend**

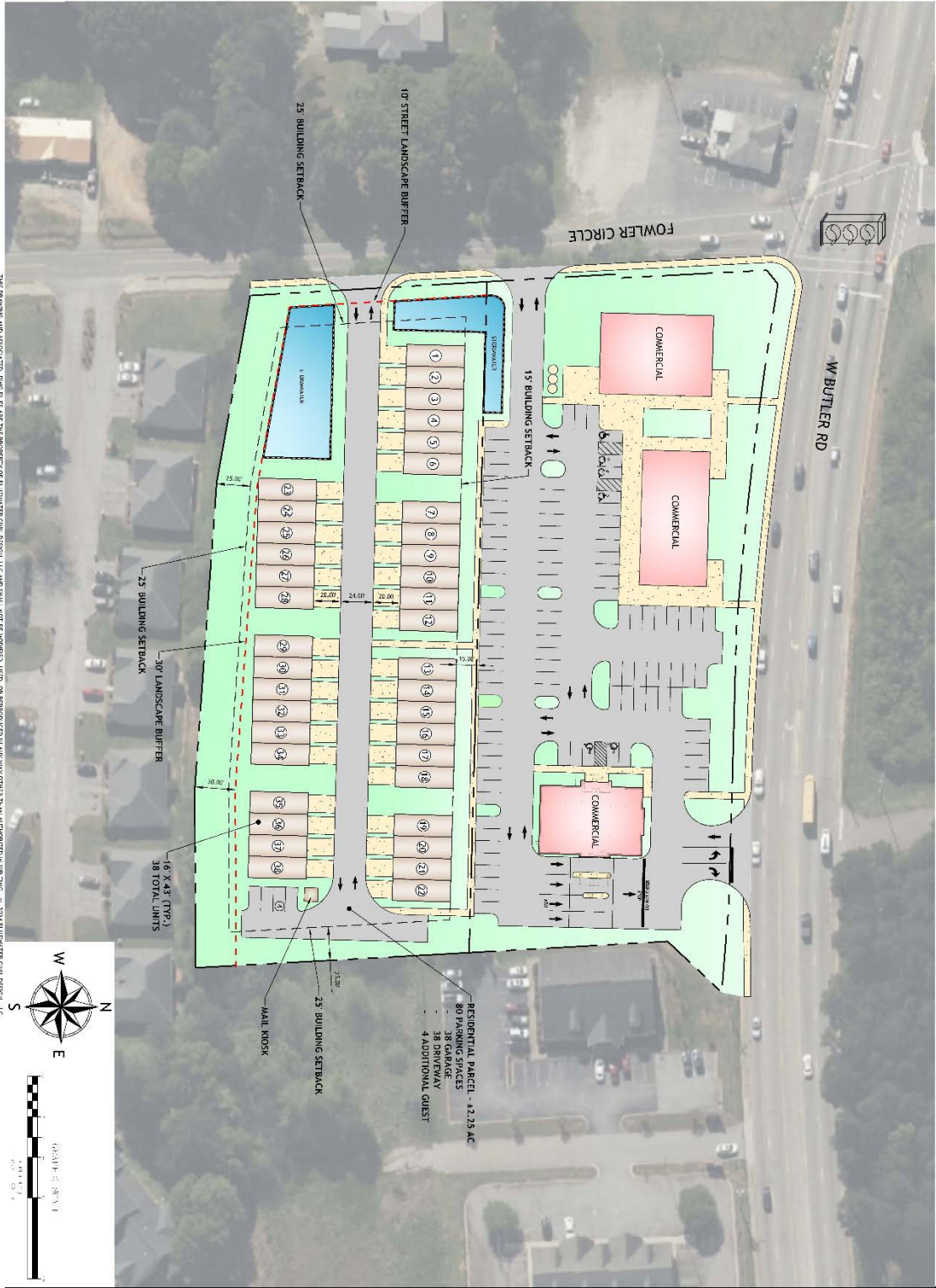
- Subject Property
- Mauldin City Limits



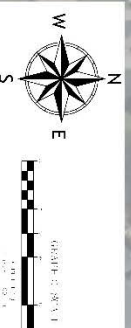
Created on October 10, 2024

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SP-12  
PRELIMINARY SITE PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	08/14/2024

CITY OF MAULDIN, SC  
FOWLER CIRCLE  
MIXED-USE

**blueWATER**  
civil design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

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

**AN ORDINANCE TO REZONE A 2-ACRE PORTION OF A PROPERTY LOCATED AT FOWLER CIRCLE (P/O TAX MAP PARCEL #M007.03-01-013.00) AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Lan-Sky-River Properties, LLC, has petitioned the City of Mauldin to rezone +/- 2 acres of their property from the C-1 District to the RM District; and

WHEREAS, a rezoning of the parcel is in keeping with the City of Mauldin 2014 Comprehensive Plan Update; and

WHEREAS, the site is suitable for the types of uses that could be developed under the new zoning district; and

WHEREAS, the potential uses permitted in the new zoning district meet a public need and are not detrimental to the public health, safety, and welfare; and

WHEREAS, the Mauldin Planning Commission has given favorable recommendation to the zoning application; 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

**Section 1.** That the property described in zoning docket PC-2024-11-RZ and part of Greenville County Tax Map Parcel M007.03-01-013.00 be rezoned from C-1 to RM, Multi-family Residential. The portion of the property to be rezoned is further identified on the attached exhibit, Exhibit 1, that is hereby incorporated into this ordinance.

**Section 2.** This ordinance shall become effective upon and after its final passage.

Passed on First Reading \_\_\_\_\_

Passed on Second Reading \_\_\_\_\_

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

BY: \_\_\_\_\_  
Terry Merritt, Mayor

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

APPROVED AS TO FORM:

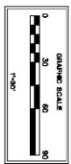
\_\_\_\_\_  
Daniel Hughes, City Attorney



# EXHIBIT 1



Know what's below  
Call before you dig  
Dial 811  
Or call 800-281-1111



**CGW Holdings Inc.**

COUNTY: SONGMOUNTAIN STATE: SOUTH DAKOTA

DATE: 6/1/2023 SCALE: 1"=40'

PROJECT: [ ] SHEET: [ ]

DATE: 6/1/2023

# CITY COUNCIL MEETING AGENDA ITEM

**MEETING DATE:** January 20, 2025

**AGENDA ITEM:** 8a

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**TO:** City Council

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

**SUBJECT:** Solid Waste Ordinance Revisions

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## **REQUEST**

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The Public Works Department is requesting that the City Council authorize changes to the City of Mauldin Solid Waste Ordinance.

## **HISTORY/BACKGROUND**

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The City of Mauldin historically provided two types of sanitation services within the City. Residential service included trash, recycling, brush, bulk, and leaf pick-up. Commercial service included container pick up from commercial entities. Commercial service within the City ended over a decade ago; however, the City ordinances were never updated to remove the regulations on the service. Additionally, the City implemented side-arm trash can service beginning in 2021 and the procedures supporting this type of service were never codified.

## **ANALYSIS or STAFF FINDINGS**

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The proposed ordinance changes include the following:

- Additional definitions of bulk waste and Multifamily residential units
- Cart placement guidelines
- Requirements for Multifamily residential units
- Revisions to the grass clippings bag-type
- Bulk waste pick-up guidelines
- The removal of all Articles and sections related to commercial solid waste service

## **FINANCIAL IMPACT**

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There is no financial impact to the City in modifying the Solid Waste Ordinance.

## **RECOMMENDATION**

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Staff recommends that the City Council approve the changes to the Solid Waste Ordinance.

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

AN AMENDMENT TO CHAPTER 34 OF THE MAULDIN CODE  
OF ORDINANCES REGARDING SOLID WASTE  
MANAGEMENT.

**WHEREAS**, the City of Mauldin seeks to clarify the provision of services related to Solid Waste throughout the community as to reflect the level of services currently provided; and

**WHEREAS**, City Council intends to provide reasonable regulations and procedures necessary to ensure that City services are provided universally and equitable to residents and businesses within the City based upon the capabilities of the Public Works Department; and

**WHEREAS**, City Council is engaged in ongoing efforts to update and refine the City's Municipal Code to reflect the current level and type of services offered.

**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 Solid Waste Ordinance be amended as follows:

**Section 34-5. Amendment.** Amend Section 34-5, Receptacles, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and \*\*\* represents sections of the Solid Waste Ordinance that have been skipped and remain unchanged*):

Section 34-1 Definitions

General bulk waste means items which, because of their size, shape or weight, cannot be placed into standard refuse carts.

Multifamily means Multiple residential units of more than nine dwelling units.

Residential bulk waste means waste which conforms to the definition of general bulk waste, including appliances, furniture, auto parts, large crates and other similar items generated in residential areas.

\*\*\*

Section 34.3 City to operate Service; frequency of collections; amount of garbage collected

The city will operate a garbage disposal pickup service for the residents and small business establishments, as practicable, located within the city, and such service shall be once a week. No single pickup shall exceed two 90-gallon city-approved receptacles or carts. Garbage deposited curbside outside of the city-approved receptacle will not be picked up. Nonsingle-family uses requiring more than two 90-gallon carts will be required to use containers.

Section 34-5 (a)



*Generally.* All single-family residences and small business in the city, including townhouses, condominiums, and duplexes, and all apartment complexes with less than nine units, shall purchase and use city-approved receptacles or carts for the disposal of normal household garbage, refuse and recyclable materials. The city has available for purchase garbage and recycle receptacles and carts. Receptacles must be brought to the curb or ditch line before 7:30 a.m. on the scheduled collection day and removed from the curb or ditch line before 12:00 midnight of the scheduled collection day

Section 34-5 (d)

*Accessibility.* All garbage and refuse receptacles must be brought to the public street curb or ditch line adjacent to a driveway on the designated day. Receptacles shall be located so that their pickup is not obstructed by fences, mailboxes, poles, vehicles, water meters, signs, storm drains or similar objects. Receptacles not so located when the city truck services the street shall not be emptied.

Section 34-5 (f)

*Multifamily service.* The city does not provide for the collection of waste from multiple residential units of more than nine dwelling units. The owner or his agent is required to contact a private waste collection provider for this service. The owner of, or his agent for, multiple residential housing consisting of more than nine dwelling units shall be required to provide, install and place containers as defined in this chapter, except where the installation of a container is impractical as determined by the City Administrator.

\*\*\*

Section 34-9 – Collection of tree limbs, cuttings, shrubbery, grass clippings, and leaves

Section 34-9(a)

Tree limbs, cuttings, shrubbery, etc., will be collected by the city as soon as practical from single family residential properties only; provided, however, that such limbs, cuttings, shrubbery, etc., are no longer than six feet and no more than six inches in diameter and placed on the front of the owner's or tenant's property nearest the street or public alley on the city street right-of-way adjacent to the property line. The amount collected shall be not more than four cubic yards per pickup. The city reserves the right to charge an additional fee for excessive amounts. An excessive amount is defined as more than four cubic yards of yard waste per pickup. Should the city decide to implement this fee, it shall be based on, but not limited to, twice the actual costs of the current landfill rate for disposal of such yard wastes.

Section 34-9 (b)

All tree trunks, root balls, and other similar debris collected, cut, trimmed or other action associated with landscaping services, tree clearing, or tree pruning by a contractor or anyone for hire, shall be disposed of by the contractor or individual for hire. ~~Trees pruned by a contractor or taken down by the contractor shall be disposed by the contractor.~~

Section 34-9 (c)

Grass clippings and leaves will be separated from yard rubbish and other refuse. It shall be free of rocks and other extraneous material. Grass clippings will not be picked up unless they are ~~placed in a disposable plastic bag~~ bagged. The ~~plastic bag~~ shall be tied, closed and placed either in a city-approved receptacle or on the city street right-of-way adjacent to the property.

Section 34-10 – Residential Bulk Waste

The City shall collect bulk residential waste collection for single family residences and small businesses in the City as soon as practical; provided, however, that both the bulk wastes are approved items for collection and that the City provides residential cart service to the location.

~~ARTICLE II. COMMERCIAL, BUSINESS AND MULTIFAMILY WASTE DISPOSAL<sup>[2]</sup>~~

~~Footnotes:~~

~~—(2)—~~

~~Cross reference – Businesses, ch. 10.~~

~~Sec. 34-41. Definitions.~~

~~The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Cart* means a plastic, 90-gallon refuse receptacle having a tightfitting lid, carrying an embossed serial number, and the design, construction, and capacity shall be designated by the city. Its use shall be primarily for single-family residential refuse collection.~~

~~*Container* means a container constructed of metal, of a capacity of not less than two nor more than eight cubic yards, of sound construction, having a sufficient number of doors for loading and unloading, equipped with drains sufficient to keep the container free of accumulated liquids at all times, and equipped with a suitable top designed to return to a closed position after dumping.~~

~~*Industrial establishment* means any person engaged in manufacturing or processing any item or goods.~~

~~*Institution* means schools, hospitals, and charitable, philanthropic, and religious institutions conducted for the benefit of the public or a recognized section of the public.~~

~~Retail and commercial establishment means any office, retail store, restaurant, hotel, motel, garage, trailer park or private club.~~

~~Multifamily means an apartment complex consisting of nine or more dwelling units.~~

~~(Code 1994, § 19-41; Ord. No. 581, § 1(19-41), 6-16-2003)~~

~~Cross reference—Definitions generally, [§ 1-2](#).~~

~~Sec. 34-42.—Special rules and regulations.~~

~~The city shall make specific collections of refuse and other wastes from business and institutional units as follows:~~

~~(1) Retail, commercial, and institutional units using carts.~~

~~a. General rubbish. General rubbish shall be collected from all retail, commercial, and institutional units using carts on a regular basis in accordance with a schedule set by the public works director.~~

~~b. General bulk waste. General bulk waste shall be collected in accordance with a schedule set by the public works director.~~

~~c. Other waste. No other types of waste shall be collected.~~

~~(2) Retail, commercial, institutional, industrial, and multifamily units using container service. The city will not provide any solid waste service to businesses using containers. Multifamily apartments as defined in [section 34-41](#) shall be required to use containers.~~

~~The city council may, from time to time, make special rules and regulations for the method and manner of garbage storage and collection in order to facilitate the efficient collection thereof.~~

~~(Code 1994, § 19-42; Ord. No. 581, § 1(19-42), 6-16-2003)~~

~~Sec. 34-43.—Unlawful disposal.~~

~~It shall be unlawful for any person to deposit, place, throw or sweep any garbage or rubbish, paper, trash or waste matter of any kind resulting from the operation of any business, industrial or commercial establishment in any alley, street, sidewalk, storm drain or other public place, or to place or store any such matter on any private property, vacant lot or open place within the city, unless the same shall be enclosed in suitable containers as specified in this article.~~

~~(Code 1994, § 19-43)~~

~~Sec. 34 44.— Commercial containers.~~

~~The owner of any business, commercial, industrial establishment or multifamily complex shall provide such commercial containers as necessary for the storage of garbage and waste matter, and such containers shall at all times be kept in a place easily accessible to city equipment. The owner shall be responsible for the maintenance and upkeep of such containers and shall not permit them to fall into an unsafe or nonrodentproof condition. The owner shall not permit hazardous waste to be placed in such containers or they shall be responsible for its disposal. No service shall be given to those establishments permitting objects, obstructions or vehicles to hinder in any way whatsoever the servicing of such containers.~~

~~(Code 1994, § 19 44)~~

~~Sec. 34 45.— Authority to limit amount collected.~~

~~The city council shall have the right and authority to limit the amount of garbage and waste matter it will collect and remove from any business, industrial or commercial establishment.~~

~~(Code 1994, § 19 45)~~

~~(a) Sec. 34 46.— Frequency of collections.~~

~~(a) The city shall collect and remove authorized garbage and waste matter from any business, commercial, industrial establishment or multifamily complex at such times and intervals as are deemed appropriate by the city.~~

~~(b) Industrial establishments, multifamily complexes and mobile home parks shall not be affected by these container and collection limitations, but the city council reserves the right to pass resolutions regulating the volume and frequency of industrial waste collection.~~

~~(Code 1994, § 19 46)~~

~~Sec. 34 47.— Fees and charges.~~

~~(a) Retail, commercial, institutional, industrial, eleemosynary, and multiple residential housing units having dumpster containers collected by rear-loading vehicles shall be charged a fee per cubic yard collected, billed quarterly, and as set from time to time. Such fees are on file in the office of the municipal clerk.~~

~~(b) Fees shall be due and payable within 30 days from date of mailing, or as specified on the bill. After this 30 day period, a late fee, which is on file in the office of the municipal clerk, shall be added in addition to any costs of collection. Partial payments shall not be~~

~~accepted. If a bill is not paid within 30 days, the city may discontinue service to that user and initiate any civil action necessary to collect the amount due, and code inspectors shall be notified to inspect the property for violations of law. Retail, commercial, institutional, industrial, and eleemosynary units may contract with private waste companies according to their needs.~~

~~(c) The public works director shall determine the required size, capacity requirements, location, and frequency of pickups of containers necessary for proper service, but not less than once per week.~~

~~(Code 1994, § 19-47)~~

# CITY COUNCIL AGENDA ITEM

**MEETING DATE:** January 20, 2025

**AGENDA ITEM:** 8b

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**TO:** City Council

**FROM:** Chief George Miller, Police Department

**SUBJECT:** State Appropriations Budget

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## **REQUEST**

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City Council is being asked to consider approving an expenditure plan for the Mauldin Police Department to be funded by appropriations from the FY2024-2025 South Carolina State Budget.

## **HISTORY/BACKGROUND**

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As part of the State of South Carolina 2024-2025 Fiscal Year Budget, appropriations were made to the City of Mauldin's Police Department for the purchase of a Mobile Command Post Vehicle and to replace outdated Special Response Team (SRT) equipment. Funding is being provided by the Department of Public Safety (DPS) and totals \$500,000. Staff's initial budget allocation to DPS forecasted the Mobile Command Post Vehicle to cost approximately \$375k and the remaining \$125k would be used for SRT equipment.

Prior to purchasing SRT equipment, MPD staff took time to evaluate the potential specifications and cost of a Mobile Command Post Vehicle (CPV). Between July 2024 and December 2024, MPD worked with more than 7 vendors, numerous law enforcement agencies, and toured similarly designed vehicles to better understand the design, production, and functionality of a CPV. In early December, MPD released a Request for Proposal with the minimum and preferred specifications for a CPV. Responses were due January 3, 2025 and were evaluated by staff.

Additionally, MPD has identified equipment to be replaced for the SRT to enhance the team's capabilities and increase officer and public safety. Equipment to be replaced will include SRT personal protective gear, less-than-lethal equipment, and operational equipment that will enhance the team's ability to respond to current and emerging departmental needs.

## **ANALYSIS or STAFF FINDINGS**

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### **Mobile Command Vehicle**

The City of Mauldin held a bid opening at 10am on Friday, January 3<sup>rd</sup> and received 11 bids from qualifying firms. Given the nature of this procurement, staff evaluated each quote/bid received and compared all aspects of the vehicle, installed components, delivery time, warranty, price and more. Attached is a chart that highlights the primary differences between each vendor with a green highlight indicating either an advantage or preferred specification/feature.

Based upon information received, staff recommends Council select Mobile Specialty Vehicles (MSV) as the lowest responsive bidder that reflects the greatest value to the City. Staff also request Council allocate \$375,000 of the \$500,000 grant towards the purchase, equipping, and delivery of the CPV from MSV and for any unforeseen contingencies.

**SRT Equipment**

MPD seeks to utilize remaining funds (\$125k) for the purchase of various SRT equipment. The equipment MPD intends to purchase falls within the following categories and budget.

<b>Type</b>	<b>Budget</b>
Personal Protective Equipment	\$53,000
Less-than-Lethal Equipment	\$15,000
Operational Equipment	\$57,000
<i>total</i>	<b>\$125,000</b>

**Budget Summary**

Mobile Command Vehicle	\$375,000
<u>SRT Equipment</u>	<u>\$125,000</u>
<i>Total</i>	\$500,000

**RECOMMENDATION**

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Staff recommends Council authorize the above capital expenditures funded via state appropriations and select MSV as the lowest responsive bidder in the acquisition of a mobile command post vehicle.

Vendor Comparison															
	Min Req.	Vendor 1 EVI	Vendor 2 Truck Chef	Vendor 3 La Boit #1	Vendor 3 La Boit #2	Vendor 4 LDV	Vendor 5 Summit #1	Vendor 5 Summit #2	Vendor 6 MSV	Vendor 7 Quality Vans #1	Vendor 7 Quality Vans #2	Vendor 8 Nomad GCS	Vendor 9 Gerling & Assoc.	Vendor 10 Don Brown	Vendor 11 Spartan Fire
Make:		Ford	Ford	Freightliner	Ford	Ford	Freightliner	Ford	Ram	Ford	Ford	Ford	Ford	Ford	Freightliner
Model:	F-350/E-350 or higher	F-550 4x2	E-350 4x2	M2 4x2	E-450 4x2	E-450 4x2	M2 4x2	F-600 4x2	5500 4x2	F-650 4x2	F-550 4x2	F-550 4x2	F-750 4x2	F-550 4x4	M2-106 4x2
Fuel Type:	Gas preferred	Gas	Gas	Diesel	Gas	Gas	Diesel	Gas	Gas	Gas	Gas	Gas	Gas	Gas	Diesel
Rear Box Length:	16'-22'	16.5'	18'	18.5'	16.25'	16'	22'	18'	22.25'	22'	18'	18'	22'	20'	22'
Interior Width:	n/a	92"	N/A	95.5"	95.5"	92"	92"	92"	96"	98"	92"	90"	N/A	N/A	95.5"
Interior Height:	n/a	80"	N/A	81.5"	82"	80"	86"	86"	81"	84"	84"	84"	N/A	N/A	87.625"
Overall Length:	n/a	28'-2"	N/A	29'	26'	26'	33'-5"	29'-5"	32'-10"	N/A	N/A	30'-8"	32'	30'-11"	33'-2"
Truck Warranty:	n/a	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr Engine, 4Yr Trans, 2Yr Cab	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k Mile	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k B2B, 5Yr/60k Powertrain	3Yr/36k Mile
Coach Warranty:	n/a	1Yr/12k Upfit, 20Yr Structural, 5Yr/60k Electrical	N/A	12Yr Shell, 5Yr Interior	12Yr Shell, 5Yr Interior	1Yr/12k Upfit	1Yr	1Yr	1Yr/30k Mile Build, 1Yr/100k Mile Shell	1 Yr/12K Mile	1 Yr/12K Mile	12Yr	1Yr	5Yr/100k Structure, 3Yr/36k HLE	1Yr
Est. Order to Delivery:	n/a	12+ Months*	6 Months*	9-10 Months	9-10 Months*	12+ Months*	8-12 Months	8-12 Months*	4-8 Months	8-10 Months*	8-10 Months*	12 Months*	9-12 Months*	10 Months*	25-28 Months
Cost:	Budget: <\$375k	\$404,308.00	\$188,937.80	\$411,231.00	\$287,825.00	\$335,595.00	\$449,693.27	\$396,164.43	\$352,212	\$335,638	\$308,000	\$383,695.40	\$392,943.00	\$318,485.00	\$773,129.00
Specification	As listed in RFP	Legend: Standard (S) Optional (O) Not Available (N/A) Unknown (UKN) Supplied by Agency (SA)													
	Awnings		S		S	S			S	S	S			S	
	Rear Ladder		S		S	S			S	S	S			S	
	2 Roof AC		S		S	N/A, 1 Installed			S	S	S			S	
	Walkable roof		S		S	S			S	S	S			S	
	Generator (7Kw)		S		S	S			S	S	S			S	
	In-shore power		S		S	S			S	S	S			S	
	Graphics		S		O	S			S	S	S			S	
	Emergency Lights		S		N/A	S			S	S	S			S	
	Exterior TV		S		S	S			S	S	S			S	
	3 work stations & task chairs		S		N/A, 2 Stations	S			S	S	S			S	
	Bench style seating for 6-8 ppl		S		S	S			S	S	S			S	
	Storage		S		S	N/A			S	S	S			S	
	Mini fridge		S		S	N/A			S	S	S			S	
	Corns Equip		S		S	S			S	S	S			S	



	Dry-erase walls		S		S	S			S	S	S			S	
	Wiring Raceways		S		S	S			S	S	S			N/A	
	Dual power outlets		S		S	S			S	S	S			S	
	HDMI & Internet outlets		S		S	S			S	S	S			S	
	Dimmable interior lighting		S		S	S			S	S	S			S	
	DEJ-Gateway		S		SA	O			S	S	S			S	
	UPS Rack		S		SA	S			S	S	S			S	
	IT equip Rack		S		S	S			S	S	S			S	
	Scene light tripod style		S		S	S			S	S	S			S	
	Motorola 12-bank		S		SA	SA			S	SA	SA			S	
	Additional Equip Included		Brothers Printer		N/A	N/A			Leveling Jacks Included, 360 Degree Vehicle Camera, 4x Security Cameras	N/A	N/A			N/A	
	Additional Equip To Be Purchased By Agency		Motorola Radios, MDTs		Motorola Radios, Brothers Printer, MDTs, Delero Gateway, UPS Rack	Motorola Radios, Brothers Printer, MDTs			Motorola Radios, Brothers Printer, MDTs	Motorola Radios, Brothers Printer, MDTs	Motorola Radios, Brothers Printer, MDTs			Motorola Radios, Brothers Printer, MDTs	
<b>Additional Info</b>		<b>Vendor 1</b> EVI	<b>Vendor 2</b> Truck Chef	<b>Vendor 3</b> La Boit #1	<b>Vendor 3</b> La Boit #2	<b>Vendor 4</b> LDV	<b>Vendor 5</b> Summit #1	<b>Vendor 5</b> Summit #2	<b>Vendor 6</b> MSV	<b>Vendor 7</b> Quality Vans #1	<b>Vendor 7</b> Quality Vans #2	<b>Vendor 8</b> Nomad GCS	<b>Vendor 9</b> Gerling & Assoc.	<b>Vendor 10</b> Don Brown	<b>Vendor 11</b> Spartan Fire
	Manufacture Facility/Location		Houston, TX		Gahanna, OH	Burlington, WI			Wakarusa, IN	Tempe, AZ				Wakarusa, IN	
	Payment Terms		2% Discount if 30% of total is paid within 30 Days of PO		10% Deposit with Signed Contact, 45% Deposit upon Chassis Arrival, 45% Due at Completion	Net 30			40% Down to Place Order, 40% Down @ 50% Completion, 20% Down Upon Completion	50% Due Upon PO, 50\$ Upon Completion OR 34%/33%/33% Due at Chassis Ordering, Major Components Onsite, and Completion				Payment on Delivery with placement of valid PO	
	Delivery Method		Delivered to City Included, Facility Visit also available		Delivery @ \$3.50/mile	Delivered to City Included			Pickup	Pickup				Delivery to City Included	
	Manufacturing Quality		Founded in 2012, Primarily Food Truck Builder		40 Years of experience. Started with Mobile Vet/Medical Clinic trucks.	Founded in 1977, Multiple Emergency Vehicles built			40 Years of experience. Started with Mobile Medical Trucks.	In Business since 1974. Multiple types of trucks completed.				Established in 1986. New & Used Bus Sales. Works with High Level Enterprises to Build Speciality Vehicles.	
	Experience with Similar Vehicles		Food, Medical, Sales Trucks		Mobile Vet/Medical/Dental trucks, Command Posts built post 9/11.	Multiple Command Posts built.			Mobile Vet/Medical/Dental trucks, Multiple Command Posts built.	Multiple Command Posts built.				HLE primarily builds Transport Buses, Food Trucks, Mobile Blood/Doctors Offices.	
<b>Recommendation</b>									X						



Quote: **MPD-CMND-R5500-QT**  
 Floorplan: **MD-CMND-R5500-R1**

Prepared By: **Dan Alexander**  
 Phone: 817-736-7303  
 Email: [dan@msvmobile.com](mailto:dan@msvmobile.com)

<b>This Quote Valid for 60 Days From: 1/2/2025</b>		
<b><u>Customer Contact Information</u></b>		
Captain Emanuel Hodrea	<b>Office</b>	864-289-8960
Administrative Commander	<b>Cell</b>	
Mauldin, South Carolina		
ehodrea@mauldinpolice.com		

Prepared for:  
**Mauldin Police Department**  
**Mobile Command Vehicle - R5500 Cab Chassis**

**Vehicle Dimensions**

Overall Length: **32'-10"**  
 Wheelbase: **244.5"**  
 Height with A/C: **12'-0"**  
 Exterior Width: **102"**  
 Interior Height: **81"**  
 Interior Width: **96"**

**Weight Ratings**

Gross Vehicle Weight Rating: **18,000**  
**NO CDL Required**

**Vehicle Specification Sheet:** R5500-Cab-Chassis

<b><u>Base Price</u></b>				
<b><u>Item</u></b>	<b><u>Qty</u></b>	<b><u>Description</u></b>		
1	1	<b>Specialty Vehicle, R5500 Cab Chassis with Gasoline Engine . Including Chassis and MSV Proprietary Body Build Per Specification Sheet: R5500-Cab-Chassis Per Floor Plan Drawing MD-CMND-R5500-R1 and Below Listed Items</b>	<b>\$ 281,420.00</b>	<b>\$ 281,420.00</b>
	1	7Kw Commercial Gas Generator		
	2	Roof Mounted Vent Fans with Rain Sensors		
	1	Refrigerator, 4.4 Cu Ft		
	3	Removable Conference Tables		
	9	Task Chairs		
	1	All Communcations wiring to be in accessible raceways.		
	4	Marker Board Walls in Conference Room		
	1	Two Dual power outlets near each of exterior TVs as well as two Dual outlets on rear end of vehicle		
	1	Aluminum Cabinetry with Laminate Countertops per Floor Plan		
<b><u>Special Equipment / Options Not Included in Base Price</u></b>				
<b><u>Item</u></b>	<b><u>Qty</u></b>	<b><u>Description</u></b>	<b><u>Each</u></b>	<b><u>Total</u></b>
1	1	DEJ-Gateway-M6E6F Including - DEJ-Gateway-M6E6F-Antenna Bundle Series III - DEJ-Gateway-M6E6F-Extension Cable Kit - 15' - DEJ-M6E6F-Maint-Support-SG - IPA-SuperGIG Bucket-250	\$ 18,949.00	\$ 18,949.00

1	1	Upgrade to 12 kw Generator	\$ 18,341.00	\$ 18,341.00
1	1	Ladder, Rear of Unit For Roof Access	\$ 905.00	\$ 905.00
1	1	Equipment Rack - 42U x 24" Deep, With Wheels, No Door	\$ 1,572.00	\$ 1,572.00
1	2	Scene Light, Detachable, Mounted To Rear Of Vehicle 40" Tripod, With Vehicle adapter and Battery Power For Use on The Vehicle Or As A Stand Alone Light. Battery and Charger Included	\$ 4,508.00	\$ 9,016.00
1	1	UPS, Rack Mounted - Eaton 5P 1000VA 770W 120V Line-Interactive UPS	\$ 2,075.00	\$ 2,075.00
1	1	Motorola 12-Bank Multi Unit Charger ( RDU2020 RDV2020 )	\$ 910.00	\$ 910.00
1	1	Eaton 5P 1000VA 770W 120V Line-Interactive UPS, Rack Mount	\$ 1,176.00	\$ 1,176.00
1	1	Additional Roof AC	\$ 2,075.00	\$ 2,075.00
2	1	Electric Awning W/Wind Sensor	\$ 1,700.00	\$ 1,700.00
3	6	Scene lights: Six scene lights on the sides and rear of the body mounted high. The rear scene will also operate in reverse.	\$ 212.00	\$ 1,272.00
4	1	Emergency lights and siren: Eight Tecniq LED flashers, red/blue, located on the front grille, sides and rear high. Whelen siren and light controller in the cab including a 100 watt siren speaker.	\$ 4,974.00	\$ 4,974.00
5	1	Exterior 50" TV in Weatherproof Enclosure With Soundbar, Exterior 110v Plug and Cat 6 Outlet	\$ 2,395.00	\$ 2,395.00
5	2	55" Monitors With Wall Mount Brackets	\$ 739.00	\$ 1,478.00
5	6	20" Monitors With Wall Mount Brackets	\$ 284.00	\$ 1,704.00
6	1	Installation of Customer Supplied IT Equipment / Radios	\$ 1,250.00	\$ 1,250.00

Options Price \$ 69,792.00

Base Price \$ 281,420.00

**Total Price \$ 351,212.00**

**Delivery and Terms**

**Terms**

- 40% Down To Place Order
- 40% Milestone at 50% Completion
- 20% Due upon Completion of vehicle. Payment Due prior to Delivery Schedule.
- FOB - Wakarusa Coach Co 1025 E Waterford Street, Wakarusa Indiana 46573

**Delivery**

8-11 Months After Receipt of Deposit. Mobile Specialty Vehicles makes no guarantee as to the actual delivery date. Client is encouraged not to schedule any special events around the delivery of the vehicle

**MY SIGNATURE ACKNOWLEDGES THAT I FULLY UNDERSTAND AND AGREE WITH THE CONTENT OF THIS QUOTE AND THE MOBILE SPECIALTY VEHICLES TERMS AND CONDITIONS**

MSV Sales Rep Signature:     Dan Alexander     Date     2 January 2025    

Customer Signature: \_\_\_\_\_ Date \_\_\_\_\_

Two 50" TV's  
110v and HDMI  
Connections

Bench Seats  
With Storage

96-1/4

Refresh Area  
and Coffee Maker

20" Monitors

Egress Window

20" Monitors  
110V, Cat6, USB, HDMI  
Typical

Table Storage

Table Storage

Marker Board

WorkStation #3

Printer

Overhead Cabinet

WorkStation #2

Conf Table  
Removable

Conf Table  
Removable

Pocket Door

Radio  
Battery  
Station

TV

Over Cab  
Storage

IT Cabinet  
/ Tower

Storage  
Cabinet

Entry Door

WorkStation #1

Exterior TV

267

20" Monitors

Ladder for  
Roof Access

Detachable  
Scene Lights  
On Rear of  
Unit ( x2 )

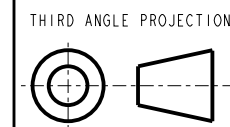
Exterior TV

394

**Command Vehicle - R5500**



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DRAWING FILENAME: MD-CMND-R5500-R2		NAME	DATE
DIMENSIONS ON THIS DRAWING ARE IN INCHES UNLESS OTHERWISE SPECIFIED		DRAWN BY	D.Luce 10-28-24
DESCRIPTION: Command Vehicle - R5500		CHECKED BY	
CUSTOMER / DWG NO: <b>MD-CMND-R5500</b>		SCALE: DRAWING	SCALE: 2
		SHEET 1 OF 3	

REV	DESCRIPTION	DATE

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# CITY COUNCIL AGENDA ITEM

**MEETING DATE:** January 20, 2025

**AGENDA ITEM:** 8c

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**TO:** City Council  
**FROM:** Seth Duncan, City Administrator  
**SUBJECT:** PARD Grant

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## **DISCUSSION**

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City Council is being asked accept the award of a Parks and Recreation Development fund (PARD) grant from SC Department of Parks, Recreation, and Tourism.

## **HISTORY/BACKGROUND**

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The City recently applied for a PARD grant to construct a new cover for the Mauldin Amphitheater at the Mauldin Cultural Center. The grant is part of a regular distribution of PARD funds to state delegation members and is allocated to each municipality in Greenville County. Staff originally thought to bank the money for another year to tackle a larger project, but after Hurricane Helene destroyed the amphitheater cover in October, staff thought it would be better to utilize those funds to address this immediate need.

## **ANALYSIS or STAFF FINDINGS**

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Staff received notice recently of the award from PARD for the use of \$77,738.28 for the construction of a new cover for the Mauldin Amphitheater. The grant does require a local match of \$19,434.57 and will go towards a project budget of approximately \$400,000.

Staff is in the process of releasing a Request for Proposal (RFP), based upon feedback by the Committee, and will price either a wood structure (similar to before), a steel structure or both. Though the wood structure would be cheaper, the steel structure will allow the City to add rigging for sound and lights, which will enhance the overall experience. The RFP will close in late January and a recommendation will be provided to the Committee in February.

## **FISCAL IMPACT**

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Based on research and soft quotes, staff anticipate this project to cost an estimated \$400,000.00 to complete. Currently, the project has received \$77,738.28 through the Parks and Recreation Development fund (PARD) and there's a recommendation to Council for an additional \$100,000.00 through the City's Accommodations Tax Fund. If approved, that would leave approximately \$222,261.72 to finish. We are seeking additional funding through various local grants, including an ask for \$30,000.00 from the County Accommodations Tax fund, as well as considering sponsor naming rights. A full funding plan will be provided to the Committee and Council in February for

consideration.

## **RECOMMENDATION**

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Staff is recommending the acceptance of the grant and authorize the Mayor and/or City Administrator to sign any/all documents necessary to accept the award.

## **ATTACHMENTS**

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- Grant – Project Agreement

**SOUTH CAROLINA  
DEPARTMENT OF PARKS, RECREATION AND TOURISM  
PARK AND RECREATION DEVELOPMENT FUND  
PROJECT AGREEMENT**

**PROJECT NUMBER:** 2025040

**PROJECT NAME:** Mauldin Amphitheater

**PROJECT SPONSOR:** City of Mauldin

**PERIOD COVERED BY THIS AGREEMENT:** 12/13/2024 – 12/13/2044

**PROJECT SCOPE:** Construct a new cover for the Mauldin Amphitheater.

**BILLING PERIOD:**

The project sponsor must submit billing for at least the amount indicated within the designated period(s):  
12/13/2027

**PROJECT COST:**

State Share : \$ 77,738.28

Local Share: \$ 19,434.57

Total Cost: \$ 97,172.85

The State of South Carolina, represented by the Department of Parks, Recreation, and Tourism, (hereinafter referred to as PRT), and The Project Sponsor, mutually agree to perform this agreement in accordance with the guidelines established by PRT, and with the terms, promises, maps, and assurances attached hereto and made part of this agreement.

The State of South Carolina promises to obligate the amount of money referred to herein. The Project sponsor promises to execute the project above in accordance with the terms of this agreement.

The following special project terms and conditions were added to this agreement before it was signed by the parties involved:

- 1) The Project Sponsor agrees to operate the above described facilities in a nondiscriminatory manner with regards to race, color, creed, national origin, or handicap such that the general public is not prohibited except possibly during night hours when it might be deemed unsafe for use.
- 2) The Project Sponsor agrees to operate and maintain the above described facilities in a safe and useable manner for their intended purposes throughout the agreement period.
- 3) The Project Sponsor agrees to erect and maintain throughout the agreement period, a sign which credits the State and The Parks and Recreation Development Fund for assisting in the project.
- 4) In the event that any portion of this agreement applied to leased property, the Project Sponsor must provide PRT with an adequate lease to the subject property prior to the first billing request. And, if the lease is terminated for any reason prior to the expiration date of this agreement, the Project Sponsor agrees to relocate any improvements developed under this agreement to another site which would be open for pub

**The State of South Carolina**

**Project Sponsor**

By 

Date 12-13-24

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



# CITY COUNCIL AGENDA ITEM

**MEETING DATE:** January 20, 2025

**DOCKET #:** 8d

**AGENDA TYPE:** Allocation of State Accommodations Tax Special Fund

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**TO:** City Council

**FROM:** Business & Development Services Director, David C. Dyrhaug

**SUBJECT:** Allocation of State Accommodations Tax Special Fund

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## **ABOUT THE STATE ACCOMMODATIONS TAX**

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The state imposes a 2% tax on all accommodations (i.e., stays at lodging facilities such as hotels and inns) statewide. The S.C. Department of Revenue collects this tax and distributes it back to the cities and counties based on the location where the tax was collected. The State of South Carolina provides a very specific formula for how these funds are to be used. A specified amount is assigned to the City's general fund, another specific amount is assigned to a visitor bureau or similar organization, and the remainder is assigned to a special fund for tourism-related expenditures. A municipality that receives more than \$50,000 in revenue from the state accommodations tax is required to appoint an advisory committee to make recommendations for the allocation and expenditure of the remaining funds that are assigned to this special fund.

## **AMOUNT OF FUNDS AVAILABLE**

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In the state accommodations tax special fund designated for tourism-related expenditures, the City of Mauldin currently has \$103,487.80 available. These funds are reaching the end of their availability and must be expended. The City of Mauldin has established a program to accept applications from eligible entities for the use of the funds in this special fund.

## **APPLICATIONS RECEIVED**

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After advertising for applications for the use of the funds in the special fund for tourism-related expenditures, the City of Mauldin has received two applications. These applications include the following:

<b>PROJECT</b>	<b>LOCATION</b>	<b>AMOUNT REQUESTED</b>
Marketing for the Mauldin Blues and Jazz Festival	Mauldin Cultural Center	\$ 3,487.80
Mauldin Cultural Center Amphitheater Stage Cover	Mauldin Cultural Center	\$100,000.00

See attached applications for more information. In both cases, the applicant meets the eligibility criteria for the assignment of these funds. And both applications represent an acceptable use of the funds as defined by state law.

## **ACCOMMODATIONS TAX ADVISORY COMMITTEE RECOMMENDATION**

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At their meeting on December 11, 2024, the Mauldin Accommodations Tax Advisory Committee reviewed both applications. The committee unanimously voted to recommend that each application be funded in the full amount requested. This includes \$3,487.80 for marketing for the Mauldin Blues and Jazz Festival and \$100,000.00 for a new stage cover at the Mauldin Cultural Center Amphitheater.

## **ECONOMIC PLANNING & DEVELOPMENT COMMITTEE RECOMMENDATION**

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At their meeting on January 6, 2025, the Economic Planning & Development Committee voted 3-0 to forward this matter to the City Council with a recommendation to approve the allocations recommended by the Mauldin Accommodations Tax Advisory Committee.

## **RECOMMENDED MOTION**

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Allocate \$3,487.80 for marketing for the Mauldin Blues and Jazz Festival and \$100,000.00 for a new stage cover at the Mauldin Cultural Center Amphitheater in accordance with the recommendation of the Mauldin Accommodations Tax Advisory Committee.

## **ATTACHMENTS**

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Applications



**APPLICATION**  
**MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM**

**ORGANIZATION:** Mauldin Cultural Center

Organization Type:  Governmental Agency  Non-profit Organization  Other: \_\_\_\_\_  
 Federal Employee Identification Number (FEIN): # 57-0448708

Address: 101 E Butler Rd City, State, Zip: Mauldin, SC29662

Contact Name: Elizabeth Bridges Position/Title: Event Coordinator

Contact Phone: 864.960.7299 E-mail Address: ebridges@mauldincitysc.com

**NAME OF EVENT/PROJECT:** Marketing for Mauldin Blues and Jazz Festival

Location of Event/Project: 101 E Butler Rd

Date(s)/Time(s) of Event/Project Completion: April 26th, 2025

Event/Project Website: mauldinculturalcenter.org

Event Type:  First-time event  One-time event  Annual event  Multiple occurrences per year

Description of Event/Project: \_\_\_\_\_

This annual event features a variety of food trucks, complete with live blues and jazz music. The marketing would be to promote tourism in Mauldin and boost attendance to this event.

Projected Attendance: 2,000 Projected # of Tourists: 300

How will you track the # of tourists? Placer.ai

Cost of Admission: \$ Free Projected Revenue: \$ 2,321.38

Event/Project Total Budget: \$ 20,400

**AMOUNT OF FUNDS REQUESTED:** \$ 3,487.80

Use of Funds Requested: \_\_\_\_\_

We are requesting funding to support the marketing efforts for the Mauldin blues and Jazz Festival. Funds will be used for Social Media Campaigns, Digital Advertising and traditional advertising to bring in people from a 50+ mile radius.

Describe how the use of these funds for this event/project will promote tourism to the City of Mauldin  
The fund would allow for greater marketing efforts to allow for pushes to a 50+ mile radius from the City of Mautdin. These efforts would raise awareness and interest in the Mauldin Blues and Jazz festival for groups in the described radius.



**MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM  
APPLICATION**

**MARKETING AND PROMOTIONS**

Please mark each type of media that will be used to promote this event/project

Type	Budgeted funds	Target geographic areas	# of people that will be reached beyond 50 miles
<input type="checkbox"/> Newspaper Ads			
<input checked="" type="checkbox"/> Magazine Ads	2,500	Southeast	5,000+
<input type="checkbox"/> Radio Ads			
<input type="checkbox"/> TV Ads			
<input checked="" type="checkbox"/> Social Media Ads	2,500	Southeast	10,000+
<input checked="" type="checkbox"/> Press Releases	0	Southeast	1,000+
<input type="checkbox"/> Direct Mailings			
<input type="checkbox"/> Billboards			
<input type="checkbox"/> Other: _____			

**LODGING IMPACT**

- Projected # of people attending the event/project who will use hotels/inns in Mauldin: 50  
Projected average length of stay: 1 night
- Will you reserve a room block for this event at a hotel/inn in Mauldin?  Yes  No  
If yes, # of rooms: n/a Hotel(s)/Inn(s): n/a
- How will you measure the impact of your event/project on hotel/inn activity in Mauldin (e.g., room block usage information, survey of hoteliers, etc.): survey
- Will you negotiate a special rate or hotel/event package to attract overnight stays?  Yes  No  
If yes, please describe: n/a
- What marketing initiatives will you utilize to promote hotel activity for this event/project?  
Marketing to those who will need to use a hotel in order to attend.

Note: Priority may be given to those events/projects able to generate overnight stays in the City of Mauldin. Applicants are encouraged to provide historical data for overnight stays generated in prior years.

**SUBMITTAL CHECKLIST**

Please submit the following with your completed and signed application:

- Proposed marketing plan for the event/project
- Detailed budget of all event/project expenditures
- Detailed budget listing all sources and amounts of income/revenue including, but not limited to, sales, admissions, sponsorships, contributions/donations, grants, etc.
- Letter from the IRS confirming the organization's non-profit status
- Confirmation of non-profit organization registration with the S.C. Secretary of State's Office
- Copy of the organization's most recent audited financial statements (or, if an audited financial statement is not available, your most recent IRS 990 return or S.C. Secretary of State Public Charities Division Annual Financial Report)

**APPLICATION DEADLINE: 2:00 P.M. on December 4, 2024**

- Send a PDF copy of your application and materials to Lisa Clark at [LClark@MauldinCitySC.com](mailto:LClark@MauldinCitySC.com)
- Large files that are 10 MB or more must be delivered on a USB flash drive to the Business & Development Services Office at 5 E. Butler Rd., Mauldin, SC 29662



MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM  
APPLICATION

**STATEMENT OF ASSURANCES**

Should this grant application be awarded, the organization named herein agrees that:

1. Financial records, support documents, statistical records, and all other records pertinent to the funds requested in this grant application shall be retained for a minimum period of three years.
2. All procurement transactions, regardless of whether negotiated or advertised and without regard to dollar value, shall be conducted in a manner to provide maximum competition.
3. Safeguards shall be established to prohibit employees or volunteers involved with the organization from using their positions for a purpose of private gain for themselves or others.
4. All expenditures must have adequate documentation.
5. All accounting records and supporting documentation shall be immediately available for inspection by the City of Mauldin upon request.
6. No person, on the basis of race, color, or national origin, shall be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the event/project funded in whole or in part by the funds requested in this grant application.
7. Employment made by or resulting from the grant of these funds shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
8. None of the funds, materials, property, or services relating to the grant of these funds shall be used for any political activity, or to further the election or defeat of any candidate for public office.
9. Failure to comply with these statements may result in a loss of funding for the project.
10. For this event/project, the organization will promote hotels/inns within the City of Mauldin.
11. A final report will be provided at the completion of the event/project. All information in the final report will be detailed as required.

I do hereby certify that the information provided in this application and the supporting materials is correct. Furthermore, I agree to the statement of assurances provided herein should my request for funds be granted. Finally, I agree to comply with the laws, requirements, and standards of the City of Mauldin and the State of South Carolina pertaining to the use of these funds.

The undersigned represents that he/she has authority to bind this organization to this application and no other signatures are needed.

By: *Christine Faust*  
Authorized Representative Signature

Printed Name: Christine Faust

Date: 12/4/2024

Title/Position: Manager / Mauldin Cultural Center

## Marketing Plan for Mauldin Blues and Jazz Festival

### Target Audience Research

- **Demographics:** Primarily adults aged 30+ and families, who are music enthusiasts, culture seekers, and enjoy live entertainment. They may also value scenic escapes, history, and community-oriented events.
- **Psychographics:** Seek unique experiences, cultural events, and local traditions. They are likely to enjoy a weekend getaway and appreciate high-quality music performances.

### 2. Marketing Goals

- Increase attendance of music lovers outside the local area (50+ miles)
- Build awareness of the festival as a must-attend event for out-of-town music lovers.
- Promote Mauldin as a destination, not just an event.

### 3. Key Messaging

- **The Experience:** "Discover the Mauldin Blues and Jazz Festival – Your Destination for Unforgettable Music, Food, and Southern Charm!"
- **Convenience:** "Only a short drive away for an entire weekend of world-class music, local flavor, and good vibes."
- **Weekend Getaway:** Emphasize the festival as an ideal weekend getaway with nearby accommodations, dining, and activities.

### 4. Tactics to Target Audiences 50+ Miles Away

#### A. Digital Marketing

- **Social Media Ads:** Run targeted Facebook and Instagram ad campaigns promoting the event as a weekend destination. Use location-based targeting to reach users 50+ miles away, especially in regional cities and major metro areas.
  - **Ad Content:** Highlight live performances, local businesses who will be in attendance, and second stage that feature young, local performers.
  - **Call to Action:** "Join us at the Mauldin Cultural Center Amphitheater for live music, food trucks, beer garden, kids activities and more!"

## **7. Post-Event Engagement**

- **Photo & Video Highlights:** Share a collection of the best photos and videos from the festival across all social media platforms

## **8. Measurement and Adjustments**

- Track the success of digital campaigns (ad performance, clicks, engagement, conversion rates) and adjust targeting and messaging accordingly.
- Track the data where attendees went before/after the event to adjust marketing efforts for the next year

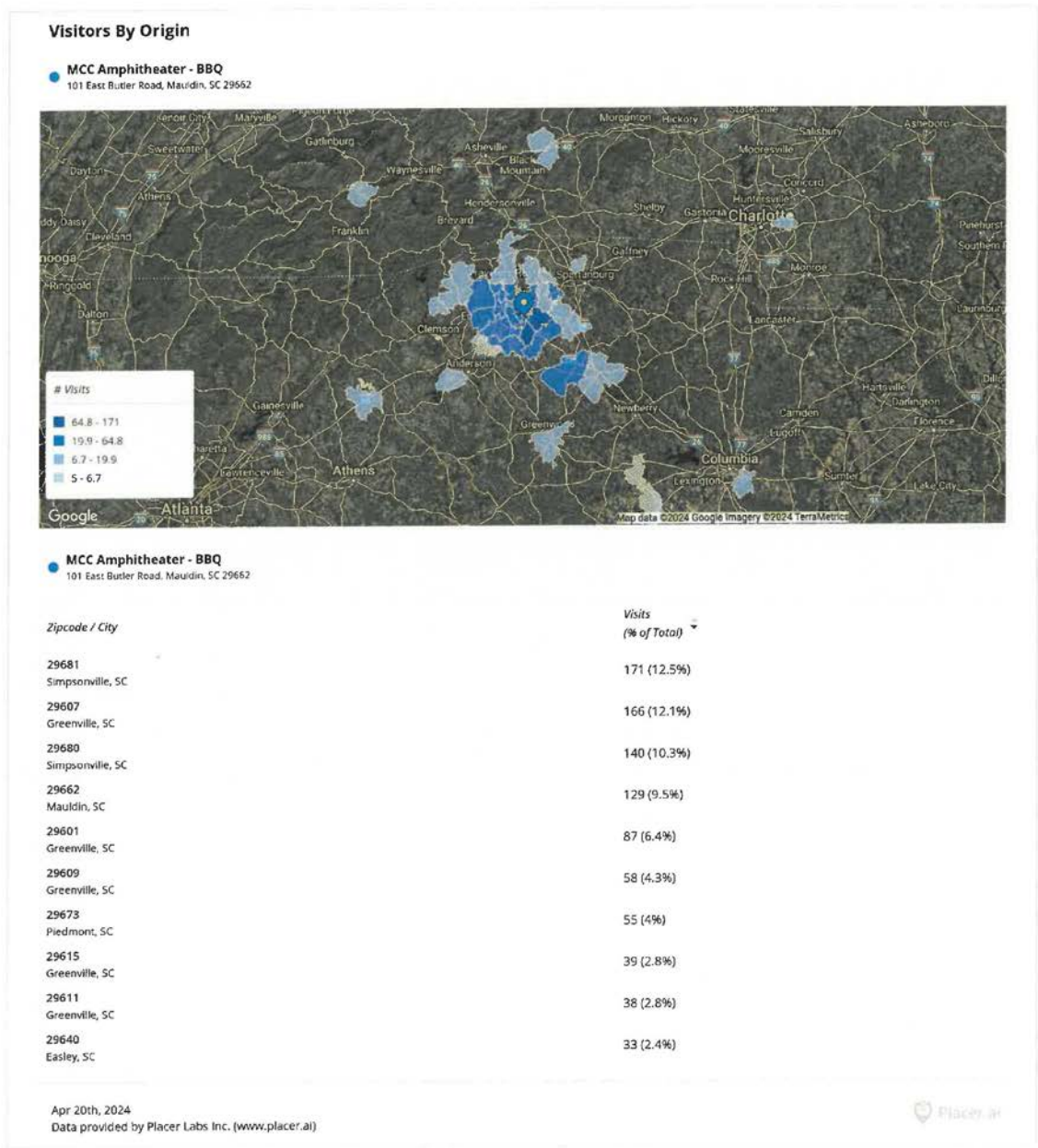


Mauldin Blues & Jazz Festival					
April 26, 2025					
Updated: 12.4.2025					
EVENTS INCOME/EXPENSE					
INCOME					
Category	Description	Bdgt Amt	Bdgt Sub	Actual	Actual Sub
Tshirt Sales	Tickets - Saturday	\$500.00		\$0.00	
Shirt cost =	Credit Card Sales via Square				
	Cash Sales				
			\$500.00		\$0.00
Grants & Sponsorships	Presenting Sponsor (\$6,000)	\$0.00		\$0.00	
	Stage Sponsor (\$3,000)	\$0.00		\$0.00	
	Event/Supporting Sponsor (\$1,000)	\$0.00		\$0.00	
	Event/Supporting Sponsor (\$1,000)	\$0.00		\$0.00	
			\$0.00	\$0.00	
<b>TOTAL INCOME</b>		<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
EXPENSES					
Category	Description	Bdgt Amt	Bdgt Sub	Actual	Actual Sub
Entertainment	Musician Fees	\$10,000.00		\$0.00	
	Musician Hospitality	\$1,500.00		\$0.00	
	Musician Equipment/Tech	\$3,500.00		\$0.00	
	Kids Zone Vendors	\$1,500.00		\$0.00	
			\$16,500.00		\$0.00
Supplies & Equipment	Supplies	\$1,000.00		\$0.00	
			\$500.00		
			\$3,500.00		\$0.00
Volunteers		\$100.00			
		\$300.00			
			\$400.00		\$0.00
<b>TOTAL EXPENSES</b>		<b>\$20,400.00</b>	<b>\$20,400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL NET INCOME</b>		<b>-\$19,900.00</b>	<b>-\$19,900.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



# Supporting Tourism Document

## Visitors By Origin Apr 20 - Apr 20, 2024





State of South Carolina  
Office of the Secretary of State  
The Honorable Mark Hammond

10/17/2024

City of Mauldin  
Seth Duncan  
5 E BUTLER RD  
MAULDIN, SC29662-2401

RE: Exemption Confirmation

Charity Public ID: P81090

Dear Seth Duncan :

This letter confirms that the Secretary of State's Office has received and accepted your Application for Exemption. **If you submitted your Application for Exemption using the Charities Online Filing System, this letter of confirmation has been issued pending further review by Division of Public Charities staff.**

The exemption for your charitable organization will expire on 11/15/2025. If any of the information on your Application for Exemption form changes throughout the course of the year, please contact our office to make updates. It is important that this information remain updated so that our office can keep you informed of any changes that may affect your charitable organization. Additionally, if at any time your charitable organization no longer qualifies for an exemption, the organization must immediately register with the Secretary of State's Office. Please note that failure to comply with the registration provisions of the Solicitation of Charitable Funds Act may result in fines of up to \$2,000.00 for each separate violation.

If you have any questions or concerns, please visit our website at [www.sos.sc.gov](http://www.sos.sc.gov) or contact our office using the contact information below.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Wickersham", with a long horizontal flourish extending to the right.

Kimberly S. Wickersham  
Director, Division of Public Charities

South Carolina Secretary of State, Division of Public Charities  
1205 Pendleton Street, Suite 525, Columbia, SC 29201  
Phone (803) 734-1790 Fax (803) 734-1604 Email: [charities@sos.sc.gov](mailto:charities@sos.sc.gov) [www.sos.sc.gov](http://www.sos.sc.gov)



# APPLICATION

## MAULDIN ACCOMMODATIONS TAX GRANT PROGRAM

**ORGANIZATION:** City of Mauldin

Organization Type:  Governmental Agency  
 Non-profit Organization  
 Other: \_\_\_\_\_

Federal Employee Identification Number (FEIN):  
# 87-0448708

Address: 5 East Butler Road

City, State, Zip: Mauldin, SC 29662

Contact Name: Gina McAtee

Position/Title: Special Projects Manager

Contact Phone: 864-449-1433

E-mail Address: gmcaatee@mauldincitysc.com

**NAME OF EVENT/PROJECT:** Amphitheater Stage Cover

Location of Event/Project: 101 East Butler Road, Mauldin, SC 29662

Date(s)/Time(s) of Event/Project Completion: by December 31, 2025

Event/Project Website: www.cityofmauldin.org

Event Type:  First-time event  One-time event  Annual event  Multiple occurrences per year

Description of Event/Project: \_\_\_\_\_

Construction of a new stage cover for the Mauldin Amphitheater located at the Mauldin Cultural Center.

Projected Attendance: 20,000 annually

Projected # of Tourists: 10,000 annually

How will you track the # of tourists? data through Placer AI, event marketing analytics, event surveys

Cost of Admission: \$ 0

Projected Revenue: \$ 63,000.00 through events

Event/Project Total Budget: \$ 425,000.00

**AMOUNT OF FUNDS REQUESTED:** \$ 100,000.00

Use of Funds Requested: \_\_\_\_\_

The City of Mauldin is requesting the use of a-tax grant funds to construct a new stage cover for the Mauldin Amphitheater.

Describe how the use of these funds for this event/project will promote tourism to the City of Mauldin

The Mauldin Cultural Center is the host site of the City of Mauldin's sponsored festivals and events with the focal point being the amphitheater. The new cover will allow for the continuation of safe and effective stage use for concerts and festivals while elevating the overall experience for the community and tourists.

**MARKETING AND PROMOTIONS**

Please mark each type of media that will be used to promote this event/project

Type	Budgeted funds	Target geographic areas	# of people that will be reached beyond 50 miles
<input type="checkbox"/> Newspaper Ads			
<input type="checkbox"/> Magazine Ads			
<input type="checkbox"/> Radio Ads			
<input type="checkbox"/> TV Ads			
<input type="checkbox"/> Social Media Ads			
<input type="checkbox"/> Press Releases			
<input type="checkbox"/> Direct Mailings			
<input type="checkbox"/> Billboards			
<input checked="" type="checkbox"/> Other: <u>marketing through events</u>			

**LODGING IMPACT**

- Projected # of people attending the event/project who will use hotels/inns in Mauldin: \_\_\_\_\_  
Projected average length of stay: hotel stays generated through City-sponsored events
- Will you reserve a room block for this event at a hotel/inn in Mauldin?  Yes  No  
If yes, # of rooms: \_\_\_\_\_ Hotel(s)/Inn(s): \_\_\_\_\_
- How will you measure the impact of your event/project on hotel/inn activity in Mauldin (e.g., room block usage information, survey of hoteliers, etc.): n/a
- Will you negotiate a special rate or hotel/event package to attract overnight stays?  Yes  No  
If yes, please describe: \_\_\_\_\_
- What marketing initiatives will you utilize to promote hotel activity for this event/project?  
hotel promotion through event-related marketing of City-sponsored events

Note: Priority may be given to those events/projects able to generate overnight stays in the City of Mauldin. Applicants are encouraged to provide historical data for overnight stays generated in prior years.

**SUBMITTAL CHECKLIST**

Please submit the following with your completed and signed application:

- Proposed marketing plan for the event/project **N/A**
- Detailed budget of all event/project expenditures
- Detailed budget listing all sources and amounts of income/revenue including, but not limited to, sales, admissions, sponsorships, contributions/donations, grants, etc.
- Letter from the IRS confirming the organization’s non-profit status **N/A**
- Confirmation of non-profit organization registration with the S.C. Secretary of State’s Office
- Copy of the organization’s most recent audited financial statements (or, if an audited financial statement is not available, your most recent IRS 990 return or S.C. Secretary of State Public Charities Division Annual Financial Report) - [City financial statements linked here](#).

**APPLICATION DEADLINE:** 2:00 P.M. on December 4, 2024

- Send a PDF copy of your application and materials to Lisa Clark at [LClark@MauldinCitySC.com](mailto:LClark@MauldinCitySC.com)
- Large files that are 10 MB or more must be delivered on a USB flash drive to the Business & Development Services Office at 5 E. Butler Rd., Mauldin, SC 29662



**STATEMENT OF ASSURANCES**

Should this grant application be awarded, the organization named herein agrees that:

1. Financial records, support documents, statistical records, and all other records pertinent to the funds requested in this grant application shall be retained for a minimum period of three years.
2. All procurement transactions, regardless of whether negotiated or advertised and without regard to dollar value, shall be conducted in a manner to provide maximum competition.
3. Safeguards shall be established to prohibit employees or volunteers involved with the organization from using their positions for a purpose of private gain for themselves or others.
4. All expenditures must have adequate documentation.
5. All accounting records and supporting documentation shall be immediately available for inspection by the City of Mauldin upon request.
6. No person, on the basis of race, color, or national origin, shall be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the event/project funded in whole or in part by the funds requested in this grant application.
7. Employment made by or resulting from the grant of these funds shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
8. None of the funds, materials, property, or services relating to the grant of these funds shall be used for any political activity, or to further the election or defeat of any candidate for public office.
9. Failure to comply with these statements may result in a loss of funding for the project.
10. For this event/project, the organization will promote hotels/inns within the City of Mauldin.
11. A final report will be provided at the completion of the event/project. All information in the final report will be detailed as required.

I do hereby certify that the information provided in this application and the supporting materials is correct. Furthermore, I agree to the statement of assurances provided herein should my request for funds be granted. Finally, I agree to comply with the laws, requirements, and standards of the City of Mauldin and the State of South Carolina pertaining to the use of these funds.

The undersigned represents that he/she has authority to bind this organization to this application and no other signatures are needed.

By:   
Authorized Representative Signature

Printed Name: Seth Duncan

Date: 3 Dec 2024

Title/Position: City Administrator



**Budget & Supporting Details**  
**Mauldin Amphitheater Stage Cover**

**Project Summary:**

The City of Mauldin is requesting the use of A-Tax Grant funds to construct a new stage cover for the Mauldin Amphitheater that was recently destroyed during Hurricane Helene. The amphitheater, located at the Mauldin Cultural Center, is the **host of the City's tourism events featuring numerous concerts, plays and performances throughout the year.** The funds would allow the City to construct a permanent cover for the existing stage, allowing for the continuation of safe and effective stage use for these events, while elevating the overall experience for guests, tourists and performers.

**Budget Narrative:**

The City will use funding through grants to assist in the construction of the new amphitheater stage cover. This includes \$77,738.28 from the Parks and Recreation Development Fund and \$100,000.00 from **City of Mauldin's Accommodations Tax Grant Fund.** The City estimates spending approximately \$247,261.72 to finish the project. An estimated \$5,000.00 will be spent on architecture and engineering with the remaining estimated cost of \$400,000.00 to be spent on construction and installation.

**Proposed Budget Breakdown for the Project:**

<b>Revenue</b>		
PARD Grant Funds		\$ 77,738.28
Mauldin A-Tax Grant Funds		\$ 100,000.00
City Balance to Finish		\$ 247,261.72
	<i>TOTAL</i>	\$ 425,000.00
<b>Expenses</b>		
Architecture & Engineering		\$ 5,000.00
Construction/Installation		\$ 420,000.00
	<i>TOTAL</i>	\$ 425,000.00



**Supporting Photos:**

1. Previous Amphitheater Stage



2. Current Stage (post-storm)



3. New Stage Cover Examples





State of South Carolina  
Office of the Secretary of State  
The Honorable Mark Hammond

10/17/2024

City of Mauldin  
Seth Duncan  
5 E BUTLER RD  
MAULDIN, SC29662-2401

RE: Exemption Confirmation

Charity Public ID: P81090

Dear Seth Duncan :

This letter confirms that the Secretary of State's Office has received and accepted your Application for Exemption. If you submitted your Application for Exemption using the Charities Online Filing System, this letter of confirmation has been issued pending further review by Division of Public Charities staff.

The exemption for your charitable organization will expire on 11/15/2025. If any of the information on your Application for Exemption form changes throughout the course of the year, please contact our office to make updates. It is important that this information remain updated so that our office can keep you informed of any changes that may affect your charitable organization. Additionally, if at any time your charitable organization no longer qualifies for an exemption, the organization must immediately register with the Secretary of State's Office. Please note that failure to comply with the registration provisions of the Solicitation of Charitable Funds Act may result in fines of up to \$2,000.00 for each separate violation.

If you have any questions or concerns, please visit our website at [www.sos.sc.gov](http://www.sos.sc.gov) or contact our office using the contact information below.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Wickersham", with a long horizontal line extending to the right.

Kimberly S. Wickersham  
Director, Division of Public Charities

South Carolina Secretary of State, Division of Public Charities  
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Phone (803) 734-1790 Fax (803) 734-1604 Email: [charities@sos.sc.gov](mailto:charities@sos.sc.gov) [www.sos.sc.gov](http://www.sos.sc.gov)



# CITY COUNCIL MEETING AGENDA ITEM

**MEETING DATE:** January 20, 2025

**AGENDA ITEM:** 8e

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**TO:** City Council

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

**SUBJECT:** C-Funds Application Request

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## REQUEST

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The Public Works Department is requesting that the Committee and City Council approve a C-Funds Application request for engineering, design, and right-of-way acquisition of two signalization projects at HWY 276 and Murray Drive and Holland Road at BridgeWay Blvd.

## HISTORY/BACKGROUND

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The City of Mauldin is committed to signalizing certain intersections within the City that would enhance traffic management, pedestrian access and motor vehicle safety. The two highest priority intersection improvements are along high growth corridors and are necessary for the future development of these areas. Both of these signalization projects have been on the City's priority list for a number of years, with little direct pathway to funding and installation. By utilizing Greenville Legislative Delegation Transportation Committee (GLDTC) C-Funds to fund these activities, this will allow the City to leverage available funding with future funding to bring these projects into reality.

## ANALYSIS or STAFF FINDINGS

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The proposed C-funds application would cover the engineering, design, and right-of-way acquisition necessary for the construction and installation of traffic control signals at two major intersections within the City.

### **HWY 276 at Murray Drive**

As part of the realignment of Knollwood Drive to Murray a new intersection is in development by Truliant Bank. The intersection, once complete, will allow bank customers to exit onto HWY 276 at Murray Drive, but will not be signalized. With development of townhomes behind the bank by Martin Alcantar, the goal is to realign Knollwood Drive to this new intersection. The two developers are in the process of finalizing their plans for the new alignment, and the City has stepped into the role of funding the signalization portion. Part of this C-Fund application would be for the engineering, design, and right-of-way acquisition of this new intersection. Both HWY 276 and Murray Drive are owned and maintained by SC Department of Transportation.



**BridgeWay Blvd at Holland Road**

The second intersection being readied for signalization is at the intersection of BridgeWay Blvd. and Holland Road. As part of the upcoming stadium project, signalizing this intersection will be critical to ensuring smooth traffic flow, pedestrian access and safety. Similar to the project above, the C-Fund application would be for engineering, design, right-of-way, and other related activities.



If approved by Council, staff would submit the City's application by February 14<sup>th</sup> to be reviewed by GLDTC on February 27<sup>th</sup>.

### **FINANCIAL IMPACT**

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The City will be asking for \$175,000 in C-Funds to cover the cost of engineering, design, right-of-way and other related predevelopment activities necessary for the signalization of two intersections in Mauldin. Staff is proposing that the City match the request with an additional \$25,000 for a total project budget of \$200,000. Funding, if approved by City Council, would be allocated from the City's Capital Projects – Transportation Fund if awarded.

If successfully funded, staff will work with GLDTC and SCDOT to identify additional revenue opportunities to fund construction once the design work is complete.

### **RECOMMENDATION**

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Staff recommends that the City Council approve the C-Fund application for the signalization of two intersections as noted above.