



PUBLIC WORKS COMMITTEE MEETING

TUESDAY, SEPTEMBER 2, 2025 | 6 PM

2nd Committee Meeting

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

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

**PUBLIC WORKS COMMITTEE MEETING
SEPTEMBER 2, 2025, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD**

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

- | | |
|---|----------------------------|
| 1. <u>Call to Order</u> | Chairperson Jason Kraeling |
| 2. <u>Public Comment</u> | Chairperson Jason Kraeling |
| 3. <u>Reading and Approval of Minutes</u> | Chairperson Jason Kraeling |
| a. Public Works Committee: July 7, 2025 [Pages 3-4] | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Jason Kraeling |
| a. PW Director Matthew Fleahman | |
| i. Stormwater Updates- 401 Knollwood Drive; Oak Park Drive | |
| 5. <u>Unfinished Business</u> | Chairperson Jason Kraeling |
| There is no unfinished business. | |
| 6. <u>New Business</u> | Chairperson Jason Kraeling |
| a. Ordinance to convey property for Miller Road Sidewalk Project [Pages 5-21] | |
| 7. <u>Public Comment</u> | Chairperson Jason Kraeling |
| 8. <u>Committee Concerns</u> | Chairperson Jason Kraeling |
| 9. <u>Adjournment</u> | Chairperson Jason Kraeling |

MINUTES
PUBLIC WORKS COMMITTEE MEETING JULY 7, 2025, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
1st committee meeting

Committee Members present: Jason Kraeling (Chair) and Carol King. Committee member Michael Reynolds was not present.

Others present: City Administrator Seth Duncan and Assistant City Administrator Greg Saxton. PW Director Matthew Fleahman was not present.

1. Call to Order- Chairman Kraeling

2. Public Comment- None

3. Reading and Approval of Minutes

a. Public Works Committee: June 2, 2025

Motion: Councilwoman King made a motion to approve the minutes even though she was out of town and not present for the meeting. Chairman Kraeling seconded the motion.

Vote: The vote was unanimous (2-0).

4. Reports or Communications from City Officers

a. PW Director Matthew Fleahman

i. Budget Review

Mr. Duncan reported in Mr. Fleahman's absence. SCDOT notified the City last week the bridge on Ashmore Bridge Road would be closed for emergency repairs.

The Jenkins Street crossing is still closed. Piedmont Natural Gas will be relocating a gas line so the work on the road can resume.

5. Unfinished Business-There is no unfinished business.

6. New Business

a. SCIP Grant Amendment

The City of Mauldin was recently notified by SC Rural Infrastructure Authority that additional funds would be allocated to the City to fully complete the Basin RG2 Sewer Rehabilitation project. This is an additional \$750,000 in state funding that would need to be matched with \$250,000 in local funds to increase the rehabilitation work currently underway.

The City had previously received \$3,339,750 from the SCIIP grant to begin work on Basin RG2. These funds will now increase the City's overall grant total to \$4,089,750 and will ensure the full completion of sewer rehabilitation in the Basin RG2.

To fulfill the City's grant match requirement of \$250,000, staff is requesting Council allocate the match from the \$300,000 Sewer Rehabilitation/Repair Capital Outlay line item in the FY2026 Budget. This will leave a balance of approximately \$50,000 to allocate towards other repairs or grant opportunities.

Motion: Councilwoman King made a motion to forward this item to full Council with a recommendation of approval. Chairman Kraeling seconded the motion.

Vote: The vote was unanimous (2-0).

b. GLDTC Municipal Match Resurfacing Program FY 2025-2026 Participation Agreement

The City allocates funding annually for the resurfacing of roads within city limits. Council has appropriated \$400,000 in the FY2025-2026 Budget for the resurfacing program. The City is being allocated \$289,518.90 from GLDTC for the upcoming Fiscal Year and this must be matched on a 1:1 basis. The FY2026 budget goes beyond the required match and will provide \$400,000 in additional funding. This brings the total funds committed to resurfacing in this budget year to \$689,518.90.

Motion: Councilwoman King made a motion to forward this item to full Council with a recommendation of approval. Chairman Kraeling seconded the motion.

Vote: The vote was unanimous (2-0).

7. Public Comment- None

8. Committee Concerns- Chairman Kraeling advised of the passing of Chris Rhodes, a valued employee of our Public Works Department.

9. Adjournment- Chairman Kraeling adjourned the meeting at 6:10 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

PUBLIC WORKS COMMITTEE

AGENDA ITEM SUMMARY

MEETING DATE: September 2, 2025

AGENDA ITEM: 6a

TO: Public Works Committee
FROM: Seth Duncan, City Administrator
SUBJECT: Ordinance to Convey Property for Miller Road Sidewalk Project

REQUEST

Staff is requesting approval of an Ordinance to convey real property to Greenville Legislative Delegation Transportation Committee (GLDTC) for the Miller Road Sidewalk Project.

HISTORY/BACKGROUND

In 2023, the City received \$1,000,000 for the installation of sidewalk along two stretches of Miller Road from a state appropriations. The primary focus of this new sidewalk would be from Old Mill Road to Corn Road to improve pedestrian safety and connectivity. Additionally, if funding allowed, sidewalk would also be installed from Middle Road north to the City's Fire Station.

Shortly thereafter, the City also received \$190,000 for engineering and architectural activities from Greenville Legislative Delegation Transportation Committee (GLDTC) to assist in the development and construction of these two segments. Since that time, GLDTC through their contractor CoTransCo, have been busy surveying and designing the new sidewalks.

ANALYSIS or STAFF FINDINGS

CoTransCo has completed design drawings for the new sidewalk and is ready to move towards final permitting and construction. In order to proceed, however, GLDTC (through CoTransCo) must secure additional right-of-way on certain parcels including one owned by the City at the Fire Station. As the diagram below shows, CoTransCo is seeking approximately 1,676 square feet or about 0.038 of an acre.



ORDINANCE _____

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY TO
GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE**

WHEREAS, the City of Mauldin (“City”) is the owner of certain property described in Deed Book 1228 Page 145 of the Greenville County Register of Deeds (“Property”) which contains 1,676 square feet (0.038 acres) more or less of property of property that shall be conveyed; and

WHEREAS, Greenville Legislative Delegation Transportation Committee (“GLDTC”) desires for the City to convey its interest in the area of acquisition from Tract 21 shown on Exhibit “A”; and,

WHEREAS, the granting of this property to GLDTC will allow for the installation of new sidewalk and other public utilities on parts of Miller Road that will improve pedestrian safety and connectivity in the area.

WHEREAS, pursuant to S.C. Code Section 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 21 as shown on Exhibit “A” to GLDTC by quit-claim deed attached hereto as Exhibit “B” for the consideration stated in said deed.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the attached Exhibits hereto and other action necessary and proper for the conveyance of said property for stated purpose.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route Miller Rd. (S-23-564)
Project ID No. GLDTC 619
Tract 21

TITLE TO REAL ESTATE

Approximate Survey Stations

50 + 97.71 To 53 + 28.00
See Exhibit "A" 25' Right of Way
To _____
To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin PO Box 249 Mauldin, SC 29662, Physical Address: 802 Miller Rd. Greenville, SC 29607**; in consideration of the sum of **One Dollar (\$1.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the Greenville Legislative Delegation Transportation Committee (GLDTC), a political subdivision of the State of South Carolina exempt from recording fees under the S.C. Code Ann., 12-24-40(2), receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Greenville Legislative Delegation Transportation Committee, its successors and assigns, all that certain real property of the Grantor in fee simple absolute at Miller Rd. Greenville, SC., State and County aforesaid, as shown on plans prepared by CoTransCo, LLC for The Greenville Legislative Delegation Transportation Committee, SCDOT and City of Mauldin, and dated 07/31/2025.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing 1676 square feet (0.038 acres) more or less, and all improvements thereon, if any, owned by **The City of Mauldin**. Herein conveyed property as shown in the "Right of Way Acquisition Drawing" on EXHIBITS "A", dated 07/31/2025, attached hereto and made a part hereof. This being a portion of the property acquired by The City of Mauldin by deed recorded 12/07/1984, in Deed Book 1228, page 145, as shown on Tax map No. M009050109300.

Together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said Greenville Legislative Delegation Transportation Committee, its successors, and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute, and singular the said property and the rights hereinbefore granted, unto the said Greenville Legislative Delegation Transportation Committee, its successors and assigns forever.

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

Signed, sealed and delivered in the presence of: By;
It's;

1st Witness

City of Mauldin Grantor (L.S.)

2nd Witness

Grantor (L.S.)

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

THE STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

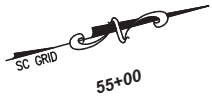
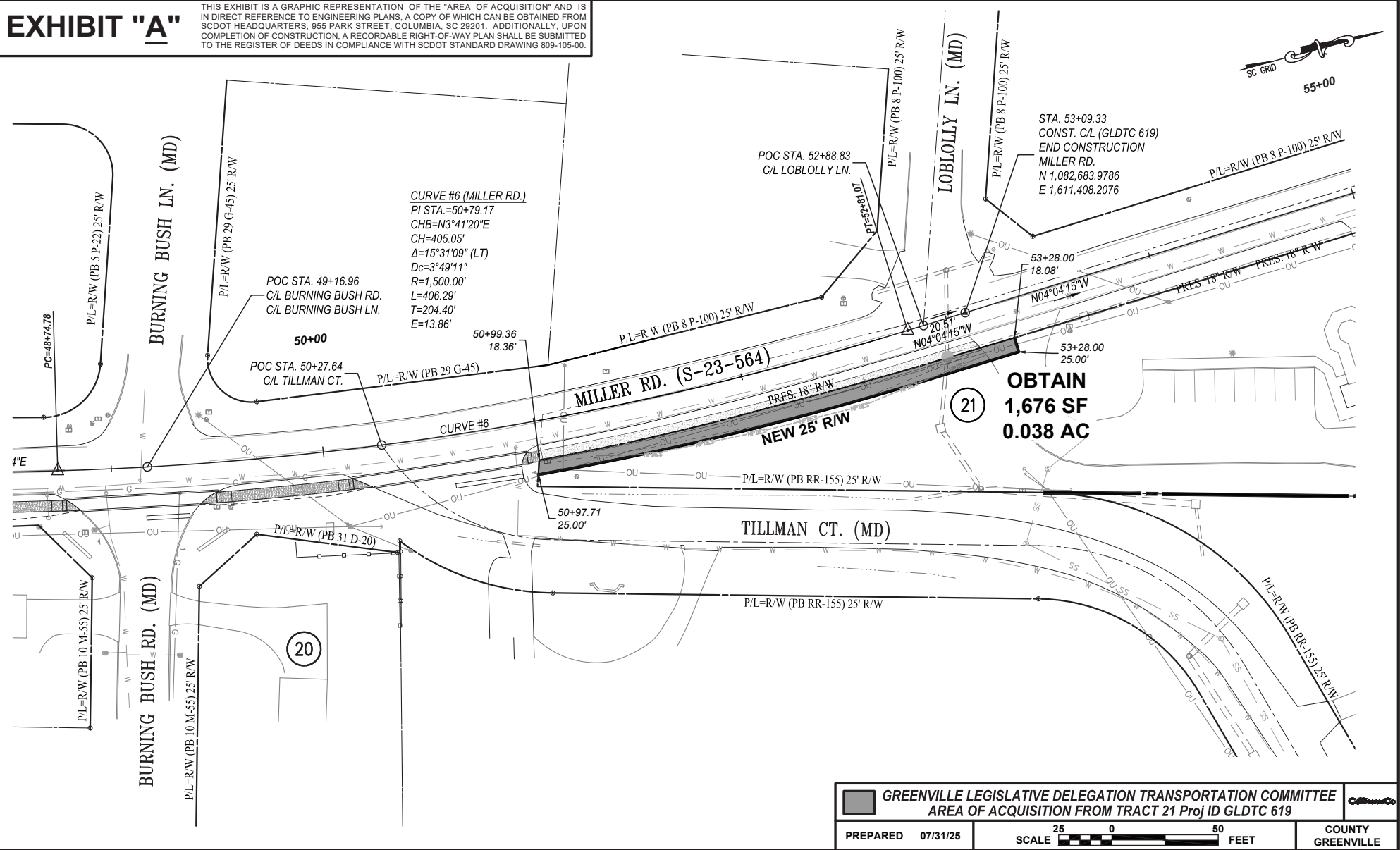
SWORN to before me this _____ day of _____, 2025

NOTARY PUBLIC FOR South Carolina

My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

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



**OBTAIN
1,676 SF
0.038 AC**

GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE AREA OF ACQUISITION FROM TRACT 21 Proj ID GLDTC 619		
PREPARED 07/31/25	SCALE FEET	COUNTY GREENVILLE

THE STATE OF SOUTH CAROLINA

PERMISSION FOR:

COUNTY OF GREENVILLE

Road/Route **Miller Road. S-23-564**

Project ID No. **GLDTC 619**
Tract **21**

- Entrance
- Slope
- NPDES Silt Fence
- Driveway Tie-in
-

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **The City of Mauldin PO Box 249 Mauldin, SC 29662 (Physical Address) 802 Miller Rd. Greenville, SC 29607** in consideration of the sum of One Dollar (\$1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the Greenville Legislative Delegation Transportation Committee, permission to do the work as outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the Department for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as grading and other work necessary to adjust the grade of driveways to conform to the proposed roadway improvements as shown on the plans for the construction of this project.

SPECIAL PROVISIONS:

HEREIN GRANTED IS PERMISSION TO ENTER THE PROPERTY: SLOPE PERMISSION & ERECT TEMPORARY SILT FENCE OUTSIDE THE PRIVACY FENCE BETWEEN IT AND THE NEW SIDEWALK TO CONTROL RUN-OFF DURING THIS CONSTRUCTION. ANY AREA DISTURBED SHALL BE RETURNED TO ITS ORIGINAL CONDITION ONCE THE SILT FENCE IS REMOVED. TIE-IN EXISTING DRIVEWAYS TO THE NEW SIDEWALK AND ROADWAY.

GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE CONSTRUCTION PLANS FOR ROADWAY IMPROVEMENTS

FED. RD. DIST. NO.	STATE	COUNTY	FILE NO.	FW NO.	PROJECT NO.	ROAD NO.	SHEET NO.	TOTAL SHEETS
3	S.C.	GREENVILLE	GLDTC 619	20251B	619C		1	65

SHEET #	DESCRIPTION	SHEET TOTALS
1	TITLE SHEET	1
2	SUMMARY OF ESTIMATED QUANTITIES	1
2A	MOVING & REMOVAL ITEMS SHEET	1
3-3A	TYPICAL SECTIONS	2
4	RIGHT-OF-WAY DATA SHEET	1
4A-4C	RIGHT-OF-WAY STRIP MAP SHEETS	3
5	GENERAL CONSTRUCTION NOTES	1
5A	REFERENCE DATA SHEET	1
6-12	PLAN SHEETS	7
13-16	PROFILE SHEETS	4
PM1-PM7	PAVEMENT MARKING PLAN SHEETS	7
EC1	EROSION CONTROL DATA SHEET	1
EC2-EC8	EROSION CONTROL PLAN SHEETS	7
X1-X25	GROSS SECTIONS	25
DT1-DT3	DETAIL SHEETS	3
TOTAL		65

GREENVILLE COUNTY CITY OF MAULDIN


FILE NO. GLDTC 619 PROJECT NO. 619C

MAULDIN SIDEWALKS

MILLER RD. (S-23-564)
FROM OLD MILL RD. TO LOBLOLLY LN.
CORN RD. (S-23-941)
FROM MILLER RD. TO 158' S.E. OF MILLER RD.

ENGINEER'S CERTIFICATION STATEMENT

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of South Carolina, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000.



NPDES PERMIT INFORMATION

NPDES Disturbed
Area = <1.0 Acres

Approximate Location of Roadway is:
Longitude 82° 18' 06" W
Latitude 34° 47' 34" N

CONSULTING ENGINEER FIRMS



COTRANSCO, LLC
2123 OLD SPARTANBURG ROAD
SUITE 334
GREER, SC 29650




NOTE: ALL WORKMANSHIP AND MATERIALS ON THIS PROJECT TO CONFORM WITH SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION), AND BOOK OF STANDARD DRAWINGS FOR ROAD CONSTRUCTION (LATEST PUBLISHED ENGLISH VERSION).

GREENVILLE COUNTY
TRANSPORTATION COMMITTEE
PROGRAM MANAGER



CONSULTANT - PROJECT ENGINEER



FOR RIGHT OF WAY: WCB 07/31/25
FOR CONSTRUCTION: _____

Design Reference for these plans is the
2021
SCDOT Roadway Design Manual

Hydraulic Design Reference for these plans is the:
2009
Edition of SCDOT's "Requirements for Hydraulic Design Studies"

RAILROAD INVOLVEMENT?
NO

	INITIAL	DATE	CHECKED BY	DATE
PS&E PLANS	AEE	01/16/25	WCB	01/17/25
RIGHT-OF-WAY PLANS	AEE	07/29/25	WCB	07/31/25
FINAL CONSTRUCTION PLANS				

811 Know what's below,
Call before you dig.

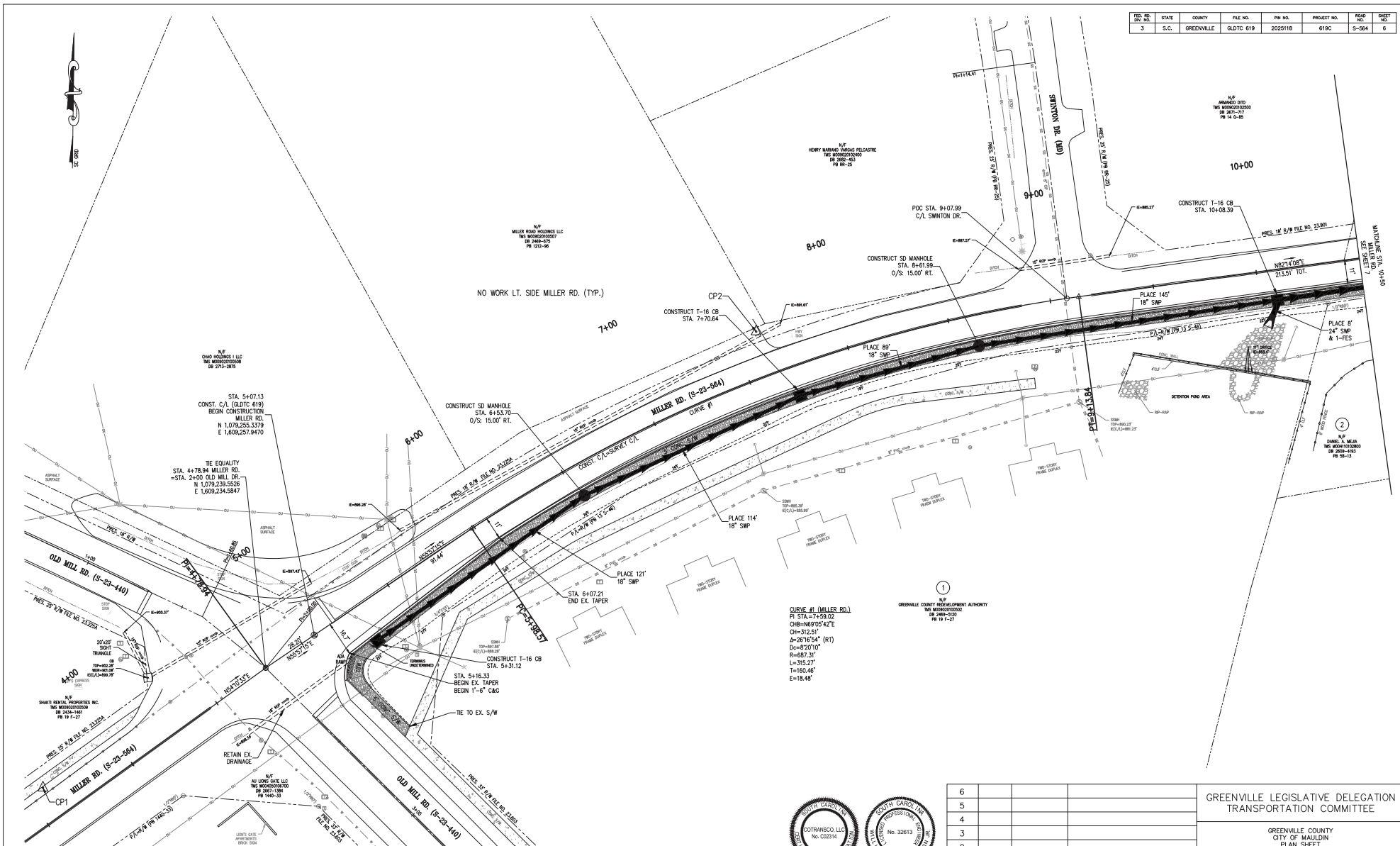
CALL 3 DAYS BEFORE DIGGING.

ANY UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVIENENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

	MILLER RD. S-23-564	CORN RD. S-23-941	TOTAL MILES
NET LENGTH OF ROADWAY	0.690	0.030	0.720
NET LENGTH OF BRIDGE	0.011		0.011
NET LENGTH OF PROJECT	0.701	0.030	0.731
NET LENGTH OF EXCEPTIONS	0.209		0.209
GROSS LENGTH OF PROJECT	0.910	0.030	0.940

REV. #	BY	DATE	DESCRIPTION OF REVISION
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FILE NO.	STATE	COUNTY	FILE NO.	FIN NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	6



NOTE:
PRES. RIGHT-OF-WAY TAKEN FROM HIGHWAY PLANS AND RECORDED
PLATS ON FILE AT THE GREENVILLE COUNTY R.O.D. OFFICE.



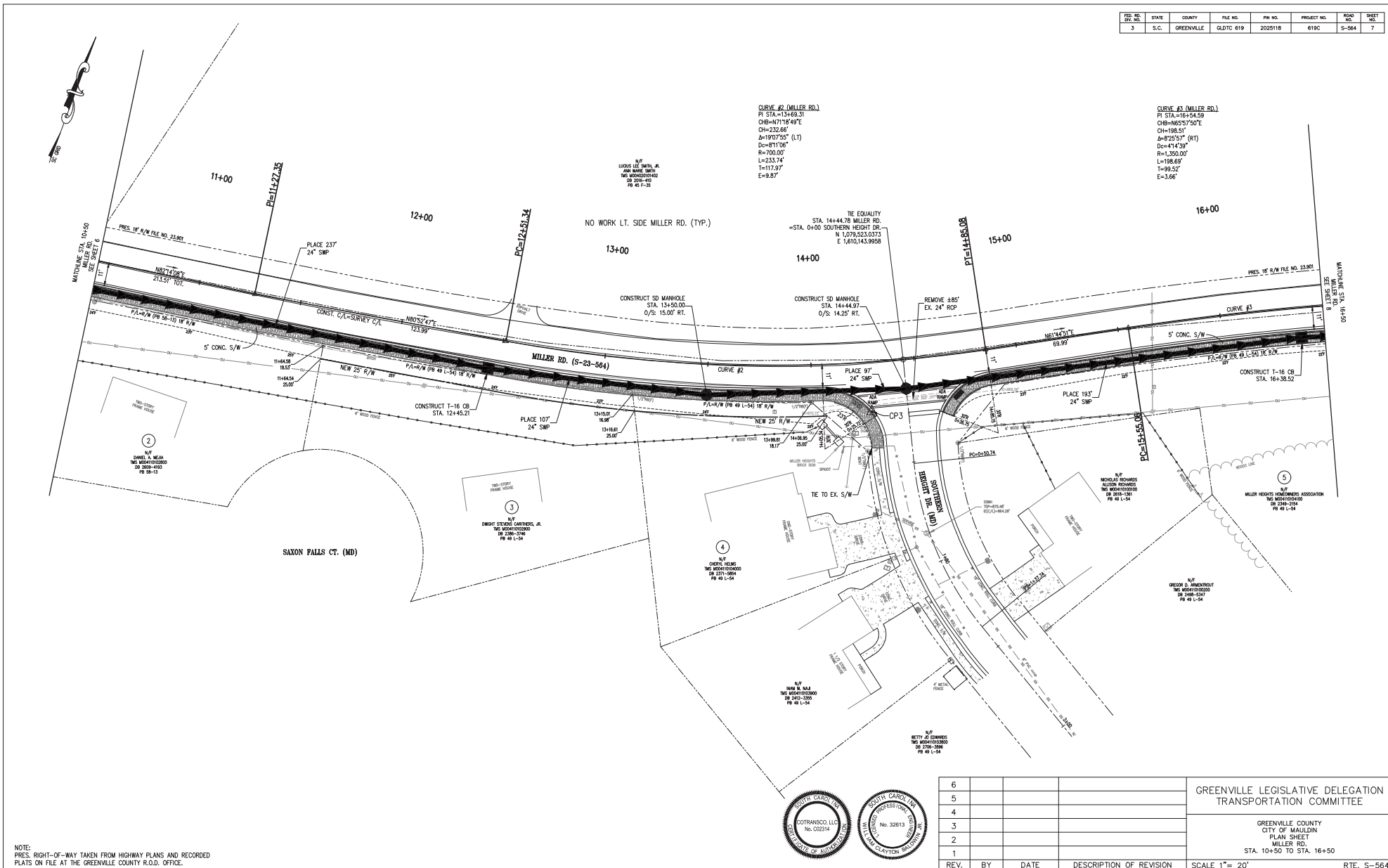
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REV.	BY	DATE	DESCRIPTION OF REVISION

GREENVILLE LEGISLATIVE DELEGATION
TRANSPORTATION COMMITTEE

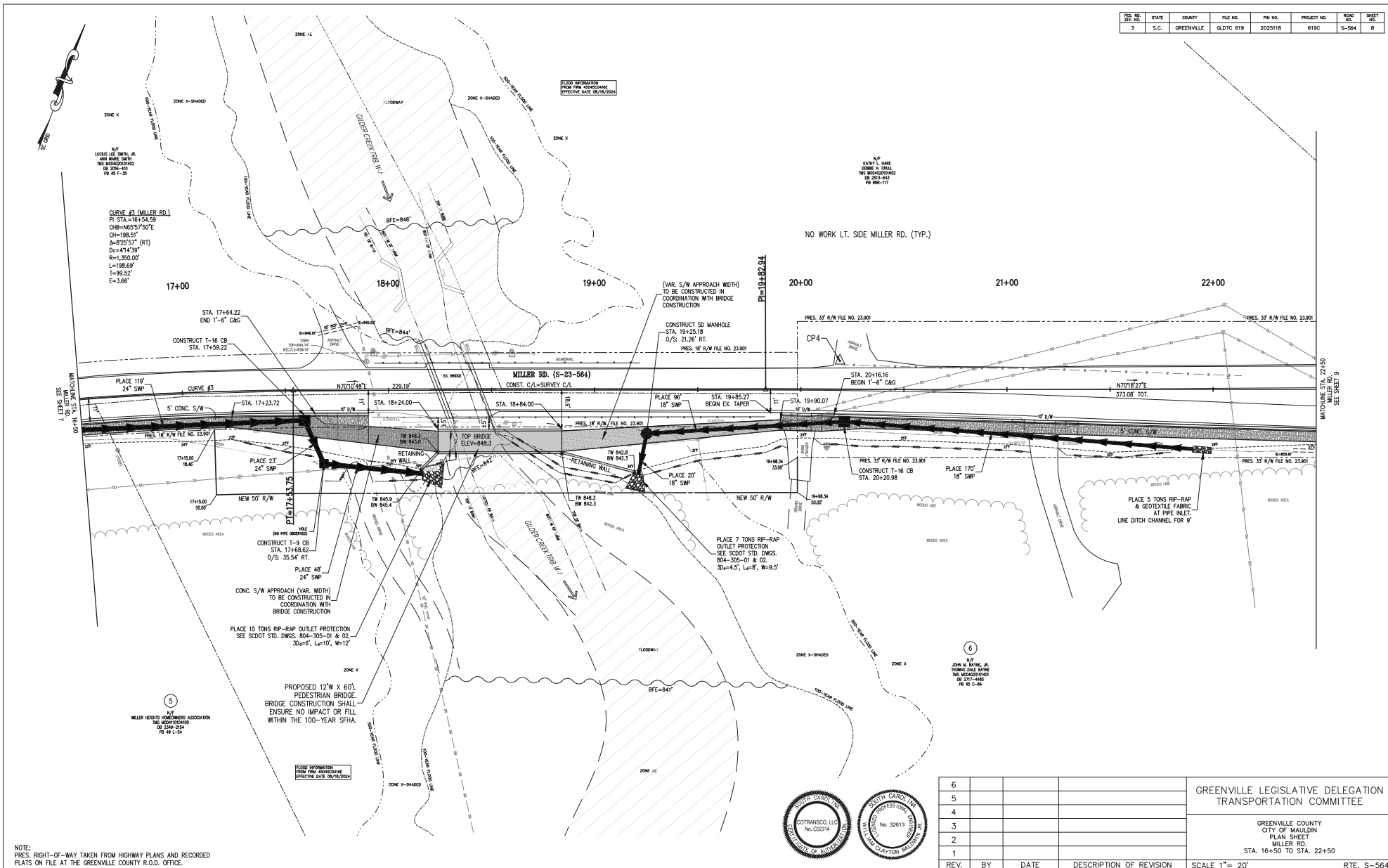
GREENVILLE COUNTY
CITY OF MAULDIN
PLAN SHEET
MILLER RD.
STA. 5+07.13 TO STA. 10+50

SCALE 1" = 20'
RTE. S-564

FILE NO.	STATE	COUNTY	FILE NO.	FIN. NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	7



FILE NO.	STATE	COUNTY	FILE NO.	FIN. NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	8



NOTE:
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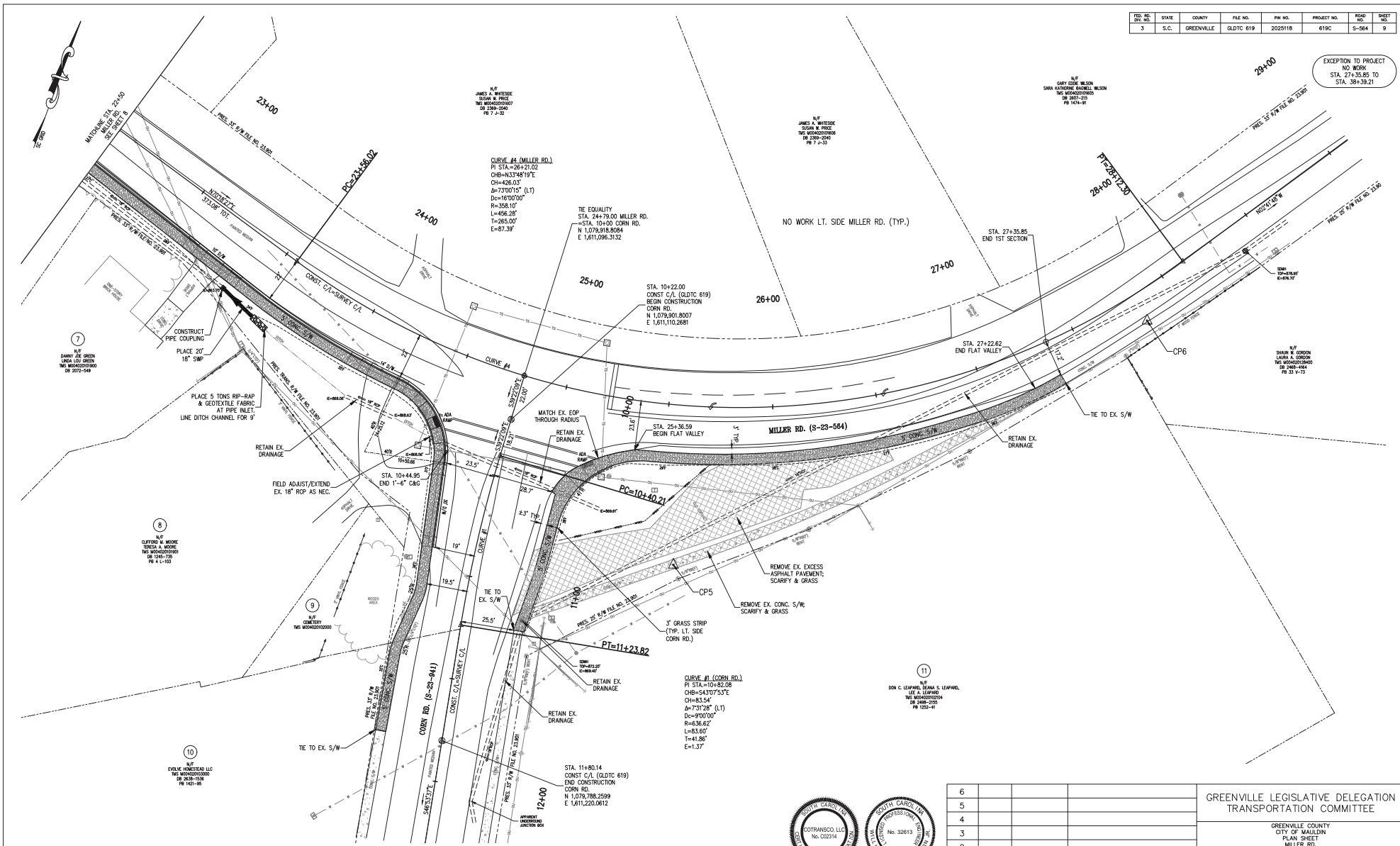
GREENVILLE LEGISLATIVE DELEGATION
TRANSPORTATION COMMITTEE

GREENVILLE COUNTY
CITY OF MAULDIN
PLAN SHEET
MILLER RD.
STA. 16+50 TO STA. 22+50

SCALE 1"= 20'
RTE. S-564

FILE NO.	STATE	COUNTY	FILE NO.	FIN NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	9

EXCEPTION TO PROJECT NO. WORK STA. 27+35.85 TO STA. 38+39.21



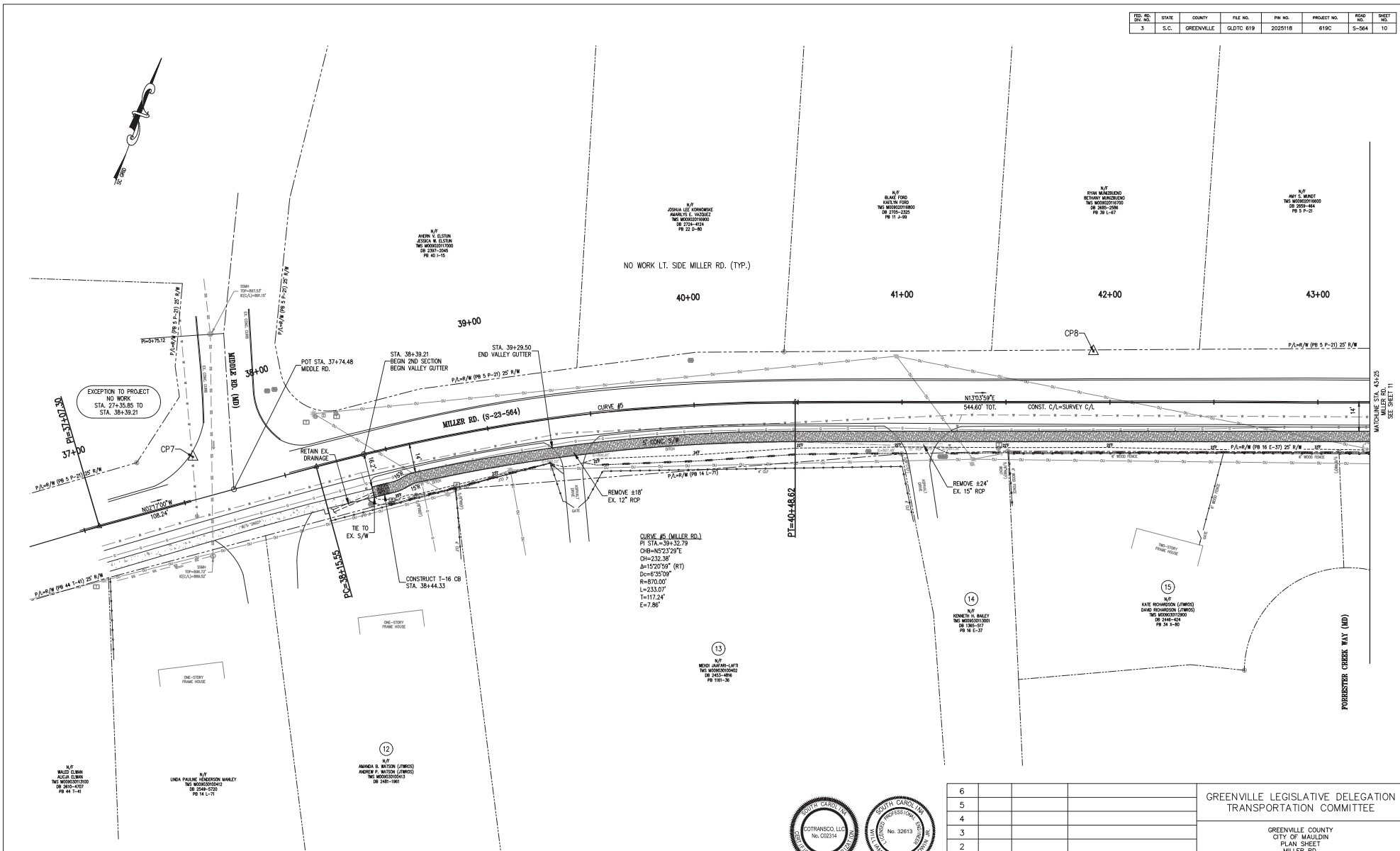
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REV.	BY	DATE	DESCRIPTION OF REVISION

GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE	
GREENVILLE COUNTY CITY OF MAULDIN PLAN SHEET MILLER RD. STA. 22+50 TO STA. 27+35.85 CORN RD. STA. 10+22 TO STA. 11+80.14	
SCALE 1" = 20'	RTE. S-564

DIST. NO.	STATE	COUNTY	FILE NO.	FIN. NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	10



NOTE:
PRES. RIGHT-OF-WAY TAKEN FROM HIGHWAY PLANS AND RECORDED
PLATS ON FILE AT THE GREENVILLE COUNTY R.O.D. OFFICE.

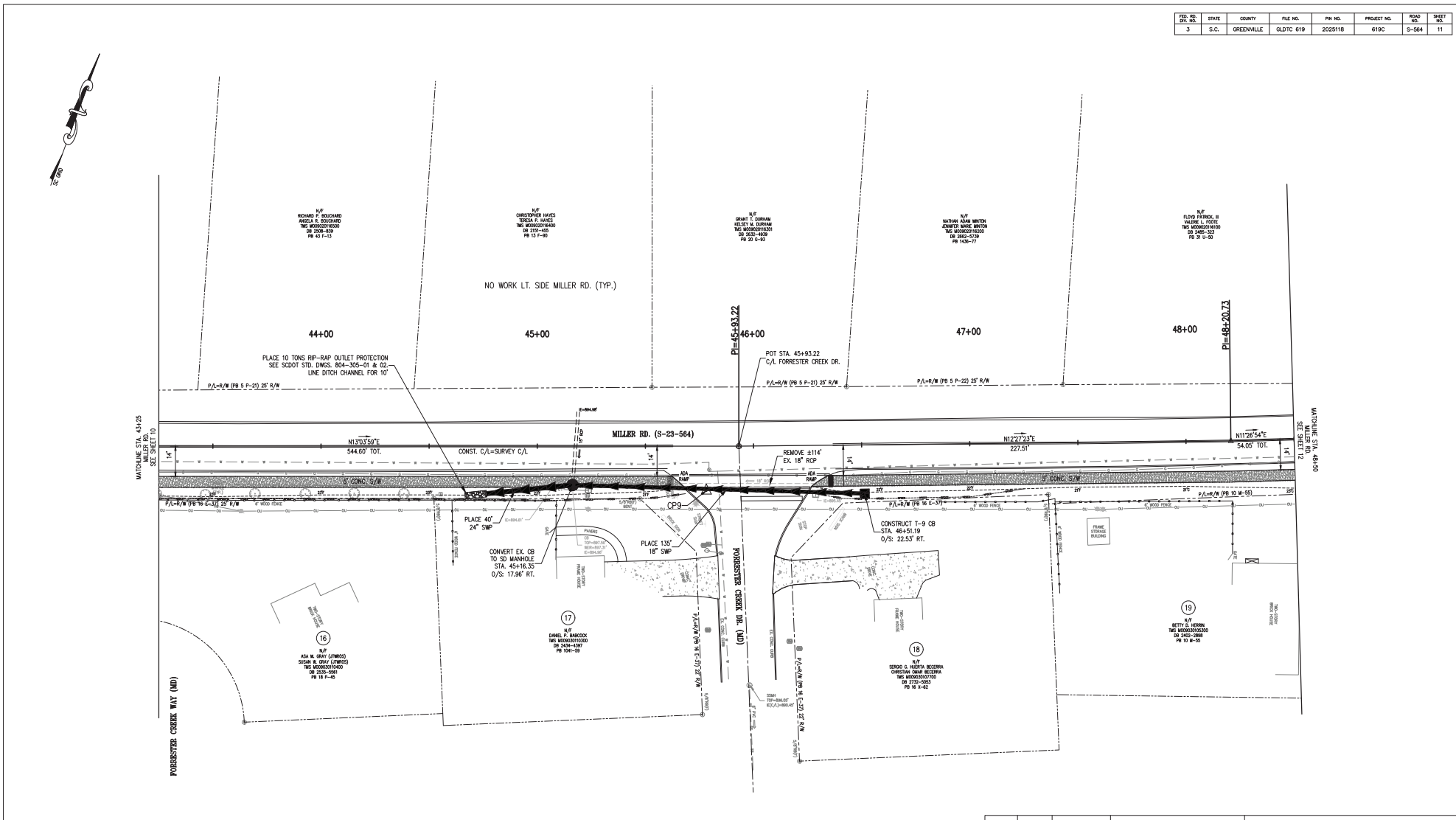


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REV.	BY	DATE	DESCRIPTION OF REVISION	SCALE 1"= 20'	RTE. S-564

GREENVILLE LEGISLATIVE DELEGATION
TRANSPORTATION COMMITTEE

GREENVILLE COUNTY
CITY OF MAULDIN
PLAN SHEET
MILLER RD.
STA. 38+39.21 TO STA. 43+25

FILE NO.	STATE	COUNTY	FILE NO.	FIN NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	11

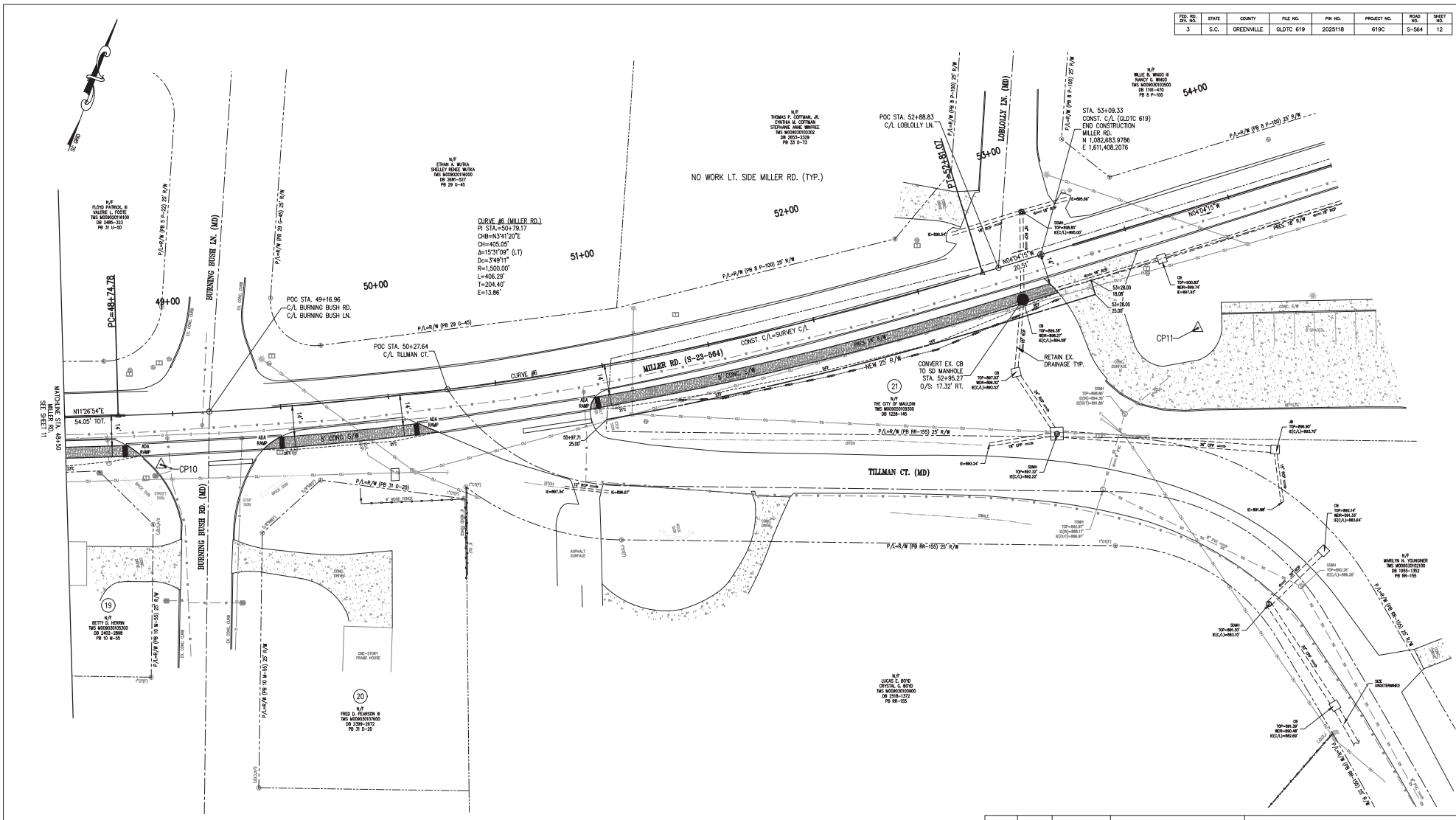


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6					GREENVILLE LEGISLATIVE DELEGATION TRANSPORTATION COMMITTEE GREENVILLE COUNTY CITY OF MAULDIN PLAN SHEET MILLER RD. STA. 43+25 TO STA. 48+50
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REV.	BY	DATE	DESCRIPTION OF REVISION	SCALE 1" = 20'	RTE. S-564

DIST. NO.	STATE	COUNTY	FILE NO.	FIN. NO.	PROJECT NO.	ROAD NO.	SHEET NO.
3	S.C.	GREENVILLE	GLDTC 619	2025118	619C	S-564	12



NOTE:
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REV.	BY	DATE	DESCRIPTION OF REVISION		

GREENVILLE LEGISLATIVE DELEGATION
 TRANSPORTATION COMMITTEE

GREENVILLE COUNTY
 CITY OF MAULDIN
 PLAN SHEET
 MILLER RD.
 STA. 48+50 TO STA. 53+09.33

SCALE 1"= 20'
 RTE. S-564