



PUBLIC WORKS COMMITTEE MEETING

MONDAY, OCTOBER 6, 2025 | 6 PM

1st Committee Meeting

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

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

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

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

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|---|----------------------------|
| 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: September 2, 2025 [Pages 3-5] | |
| 4. <u>Reports or Communications from City Officers</u> | Chairperson Jason Kraeling |
| a. PW Director Matthew Fleahman | |
| 5. <u>Unfinished Business</u> | Chairperson Jason Kraeling |
| There is no unfinished business. | |
| 6. <u>New Business</u> | Chairperson Jason Kraeling |
| a. City Hall Renovations Budget [Pages 6-8] | |
| 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
SEPTEMBER 2, 2025, 6PM
2nd Committee Meeting

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

Others present were Public Works Director Matthew Fleahman, City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

1. Call to Order- Chairman Kraeling

2. Public Comment- None

3. Reading and Approval of Minutes

a. Public Works Committee: July 7, 2025

Motion: Councilwoman King made a motion to accept the minutes as distributed.
Councilman Reynolds seconded the motion.

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

4. Reports or Communications from City Officers

a. PW Director Matthew Fleahman

Mr. Fleahman stated today was a double route day due to the Labor Day holiday.

2025 has been a record year for Sanitation.

The sewer department is meeting its maintenance goals.

Parks Maintenance is working on a landscaping project at Fire Headquarters.

Stormwater Updates- 401 Knollwood Drive; Oak Park Drive

28 Oak Glen Drive has metal drainage pipe that is rusting and causing sinkholes. The holes were present at the time the resident purchased the property. Following our stormwater policy, Mr. Fleahman gave the resident a quote of \$4,000 to purchase new pipe. The policy states if the homeowner purchases the materials, the work will be done by City staff at no charge. The homeowner did not wish to pay for the material and asked that Council consider a waiver of the material cost.

Mr. Fleahman stated there is nothing special about the project and he does not see the need in the City purchasing the pipe for the owner. The previous owner purchased concrete pipe in the wrong size and told the new property owner the City would install it. Mr. Fleahman the Council to think about this matter and give him some feedback.

401 Knollwood Drive has no stormwater infrastructure. Public Works has installed curbing, berms and cleaned the ditch. The resident is seeking other resolution. KCI was asked to quote engineering, design and permitting of stormwater infrastructure. The cost was quoted at \$26,900.

Construction cost would be \$65,000- 90,000, so the project would cost a total of over \$100,000 to install stormwater infrastructure for this resident. This only positively impacts one resident.

40% of Bishop Heights' ditches have been dug and cleaned out to try to mitigate some of their stormwater. The neighborhood has a conveyance of concrete canal channels that split yards. The solution is to install catch basins and curbing throughout the neighborhood. Several years ago the cost to do this was over \$3 million. We are still looking at grants, but do not have the funds to do an entire neighborhood revitalization.

Chairman Kraeling said we could take some of the budget overage we have and do some small projects.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Ordinance to Convey Property for Miller Road Sidewalk Project

In 2023, the City received \$1,000,000 for the installation of sidewalk along two stretches of Miller Road from 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.

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. CoTransCo is seeking approximately 1,676 square feet or about 0.038 of an acre.

This ordinance will convey the property to GLDTC for the purposes of installing a sidewalk and other improvements. Once all easements are obtained, CoTransCo will bid the project as one whole project and in two parts. Based upon early estimates both segments combined could be between \$1.7 million and \$2.0 million for approximately 0.94 miles of improvements.

Motion: Councilman Reynolds made a motion to forward this ordinance to Council with a recommendation of approval with Councilwoman King seconding.

Councilwoman King said this has been a long time coming.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 6:43 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

PUBLIC WORKS COMMITTEE AGENDA ITEM

MEETING DATE: October 6, 2025

AGENDA ITEM: 6a

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: City Hall Renovation Budget

REQUEST

The Public Works Department is requesting approval from Committee and Council on the budget for the City Hall renovations.

HISTORY/BACKGROUND

During the August 2025 City Council meeting, Council approved funding for City Hall improvements as part of the City of Mauldin's 2024-2025 Fiscal Year surplus projection and recommended expenditure plan. The funds came were generated from revenues coming in over projections on primary items (property taxes, permits, and business license). As part of staff's recommendation for the funds, it was identified that a full facility generator was needed for the building as well as other interior improvements. Council ultimately authorized \$250,000 for the upgrades and is now being presented with a full budget for those funds.

ANALYSIS or STAFF FINDINGS

Below is a summary of activities and equipment staff is recommending for the use of the funds provided by Council. The first priority for these funds is the full facility generator, with the other items presented on an as funding is available basis.

Full Facility Generator - \$185,000

The existing generator was installed when the facility was constructed and is currently undersized for the facility. During the aftermath of Hurricane Helen, it was noted that the generator could only power PD Dispatch and a few portions of the building. Using comparable quotes from recent generator replacements around the City, an estimate of \$185,000 is projected. The new system will be sized to power the entire building and any projected expansion of the facility.

Interior Painting - \$5,000

The interior lobby of the City Hall complex hasn't been painted since the facility was constructed. Damage to the walls and paint are noted in both the PD section of the downstairs lobby and the staircase by the Business and Development Office. Interior painting is expected to cost approximately \$5,000 and will include drywall repair, painting, and trim repairs. Interior colors will be selected by Administration.

Electronic Door Locks - \$16,000

While City Hall closes at 5pm, the PD section of the facility remains open 24 hours a day. To bolster facility security, electronic mag locks/door closers are recommended for the two doors connecting the City Hall lobby with the PD section of the facility. Electronic timers can ensure that the doors close at the appropriate time and can only be accessed with the appropriate key card. The expected cost of the security upgrade is approximately \$16,000 and will connect to the existing system currently in place at the facility. The proposed cost estimate has been generated from previous quotes and does include replacing the existing wooden doors with glass. Potential cost savings can be realized if the existing wooden doors are repurposed.

ADA accessible entry way - \$8,000

The PD section of City Hall remains open 24 hours a day; however, the door to the PD section does not comply with the ADA requirements. A push button electronic door opener is recommended for this entryway at an approximate cost of \$8,000. If quotes for the system come in less than anticipated, a similar system will be installed on the front doors of the City Hall lobby.

Council Chamber Carpet - \$15,000

Staff recommends replacing all carpet in the Council Chamber with new. The existing flooring has been in place since construction and needs updating. The estimated cost is approximately \$15,000 and the pattern/style will be selected by Administration.

Contingency – Balance to finish

The total cost for the projects presented is identified as \$229,000. Due to price variability and the conservative nature of how these estimates were generated, a contingency line is recommended. In the event that total costs come in less than the estimates, staff will work to identify additional projects for the facility. These additional projects could include replacing carpet in additional areas, 1st floor public bathroom improvements, or other needed upgrades. If no additional projects can be identified with any remaining balance, those funds will be returned to fund balance.

FINANCIAL IMPACT

The following narrative summarizes conservative estimates for the projects identified in the City’s recommendation. Due to the varying scope of work for the projects, the City will post Request for Quotations (RFQs) for these items independently.

Project	Cost
Full Facility Generator	\$185,000.00
Interior Painting	\$5,000.00
Electronic Door Locks	\$16,000.00
ADA accessible entry way	\$8,000.00
Council Chamber Carpet	\$15,000.00
Contingency	\$21,000.00
TOTAL	\$250,000.00

RECOMMENDATION

Staff recommends the Public Works Committee and the City Council approve the budget for the renovations at City Hall.