



PUBLIC WORKS COMMITTEE MEETING

MONDAY, JANUARY 5, 2026 | 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
JANUARY 5, 2026, 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>
a. Public Works Committee: October 6, 2025
[Pages 3-5] | Chairperson Jason Kraeling |
| 4. <u>Reports or Communications from City Officers</u>
a. PW Director Matthew Fleahman | Chairperson Jason Kraeling |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Jason Kraeling |
| 6. <u>New Business</u>
a. Resolution- Sale of Equipment [Pages 6-8]
b. Sidewalk Repairs- Hyde Circle [Pages 9-18]
c. 2026 Road Repaving Project [Pages 19-20] | Chairperson Jason Kraeling |
| 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 OCTOBER 6, 2025, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
1st committee meeting

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

Others present: 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: September 2, 2025

Motion: Councilman Reynolds made a motion to accept the minutes with Councilwoman King seconding.

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

4. Reports or Communications from City Officers

a. PW Director Matthew Fleahman

Mr. Fleahman reported staff from the Streets Division put sod down on the area and graded the area in front of the stage on the Cultural Center Grounds. Staff also installed a drop grate drainage system on the back side of the stage which will capture all water before it can get to the stage. A new concrete pad has been poured behind the stage and a fence is being constructed.

5. Unfinished Business-There is no unfinished business.

6. New Business

a. City Hall Renovations Budget

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. 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.

Below is a summary of activities and equipment staff is recommending for the use of the funds provided by Council.

Full Facility Generator - \$185,000

The existing generator was installed when the facility was constructed and is currently undersized for the facility. 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.

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.

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.

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.

Councilwoman King asked if laminate or another material could be looked at to replace the carpet in the Courtroom/ Council Chambers. Mr. Fleahman said once there is an idea of how much funding is left over from the other projections, it could be looked at.

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

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Kraeling adjourned the meeting at 6:11p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

PUBLIC WORKS COMMITTEE AGENDA ITEM

MEETING DATE: January 5, 2026

AGENDA ITEM: 6a

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Disposal of Old/Damaged Capital and Equipment

REQUEST

Authorization is requested to move forward with the disposal of old/damaged equipment and vehicles either by public auction or sold for scrap value.

HISTORY/BACKGROUND

With the purchase of new trucks and equipment over the past three years, Police, Fire, and Public Works now has several old, outdated, and/or damaged equipment which is stored at the Public Works Facility. The City has historically gotten rid of the old equipment at auctions. This process requires staff hours to both set up and manage the process. This whole process can now be managed easily with the use of the Gov Deals website.

ANALYSIS or STAFF FINDINGS

The items proposed to be sold are attached on Table 1. Public Works does not use any of the items currently, nor does the Department intend to use in the future. All revenue from the sale of the equipment will be added to the General Fund for the City of Mauldin. Any item that fails to sell at auction will be sold for scrap value.

TIMELINE

Should City Council approve the sale, the items can be listed on Gov Deals within 60 days.

RECOMMENDATION

Staff recommends the Public Works Committee and the City Council approve the sale of the old/damaged equipment.

**Table 1
Items to be Sold**

Department	Item Description	Quantity	Notes
Fire	Ram Fans	6	Unknown
Fire	Ram Fan (Parts Only)	1	For parts use only
Fire	Pipe Poles (Various Sizes)	8	Mixed lengths
Fire	Electric Portable Lights	3	Operational
Fire	Winches	2	One with cable, one without
Fire	Acetylene Torch Set	1	Complete set
Fire	Generator	1	Unknown
Fire	Electric Saw-All	1	Operational
Fire	Hydraulic Single Core Spreaders	2	Operational/Needs inspected
Fire	Hydraulic Single Core Cutters	2	Operational/Needs inspected
Fire	Hydraulic Single Core Combi Tools	2	Operational/Needs inspected
Fire	Air Bags, Controllers, and Hoses	3	Functionality uncertain
Fire	Electric Pumps	2	Operational/Needs inspected
Fire	Gas-Powered Pumps	2	Operational/Needs inspected
Fire	Small Ram	1	Operational/Needs inspected
Fire	Medium Rams	2	Operational/Needs inspected
Fire	Large Rams	2	Operational/Needs inspected
Fire	Single Core Hydraulic Hoses	Multiple	Various lengths
Fire	High-Lift Jack	1	Operational
Fire	Large Come Along	1	Operational
Fire	Super Vac Ventilation Fan	1	Operational
Fire	Wart Strut adaptors	1	Just adaptors no struts
Fire	Cascade Air System	1	Replaced at Feaster FS
Fire	Facility Generator	1	Replaced at Miller Road FS
Police	45 cal. Holsters	32	For Glocks
Police	Kydex and Fabric Magazine Pouches	57	For Glocks
Police	Cuff and Magazine Holders	3	For Glocks
Police	Bicycles	3	From Property and Evidence
Police	Mini Bike	1	From Property and Evidence
Police	Rear Seats Dodge Chargers	4	
Police	Dodge Charger Center Consoles	4	
Police	Remote Control Car/Dog	1	
Police	Vehicle Safes	6	Did not fit admin vehicles
Police	Used Safe from K9 Vehicle	1	
Public Works	Vehicle 407	1	2000 F-350
Public Works	Vehicle 801	1	2008 F-250
Public Works	Vehicle 530	1	2007 F-150
Public Works	Vehicle 556	1	2012 International Rear loader
Public Works	Christmas Wreaths	30	Many damaged beyond repair

RESOLUTION 2026-01

**A RESOLUTION AUTHORIZING THE SALE OF
OLD/DAMAGED EQUIPMENT**

WHEREAS, Council has authorized the purchase of new capital and equipment to replace old, outdated, and/or damaged equipment and is no longer of use to the City; and

WHEREAS, South Carolina Code of Laws Section 5-7-40 authorizes municipalities to dispose of personal property by resolution of the Council adopted at a public meeting; and

WHEREAS, All revenue from the sale of the equipment will be added to the General Fund for the City of Mauldin, unless required to be added to other restricted funds; and

WHEREAS, Upon Council approval, the items will be sold at public auction or sold for scrap value within 60 days.

NOW THEREFORE BE IT RESOLVED Council approves on this ____ day of January to sell the equipment listed on the attached Asset Attribute Detail Listing at public auction with the proceeds added to the General Fund.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

REVIEWED:

Seth Duncan, City Administrator

PUBLIC WORKS COMMITTEE AGENDA ITEM

MEETING DATE: January 5, 2026

AGENDA ITEM: 6b

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Sidewalk Repairs - Hyde Circle

REQUEST

The Public Works Department is requesting approval from Committee and Council to award the contract for sidewalk repairs along Hyde Circle to R&G Construction LLC.

HISTORY/BACKGROUND

As part of the 2025 – 2026 Fiscal Year Budget for the City of Mauldin, Council approved funding for sidewalk and trail projects to either address aging infrastructure or for new installation. With development along Jenkins Street, Jenkins Court, and a new railway crossing, the Public Works Department recommends sidewalk repairs along the length of Hyde Circle. The existing sidewalks (both sides of the road) allow for connectivity between the new development, Springfield Park, and E. Butler, where a new 10-foot mixed-used trail is being built as part of the Build a Better Butler project. An evaluation of new sidewalks in areas underserved was considered; however, the Public Works Department deemed it more appropriate to address existing infrastructure prior to installation of any new infrastructure. Hyde Circle is also a City owned road and therefore the City is responsible for the maintenance and upkeep of the sidewalks.

ANALYSIS or STAFF FINDINGS

On November 10, 2025, the Public Works Department released a Request for Proposal (RFP) for the replacement of approximately 1,240 linear feet of sidewalk along Hyde Circle. The RFP was posted on the City’s website as well as South Carolina Business Opportunities Online Edition in accordance with the City’s Purchasing policy. The proposals were due on December 8, 2025 and the City received only one submittal. The submittal was reviewed by staff and determined to be complete and responsible. The submitted bid was also below the preliminary estimate as determined by staff.

FINANCIAL IMPACT

As part of the 2025 – 2026 Fiscal Year Budget for the City of Mauldin, Council approved \$255,500 for sidewalk and trail projects. The responsible bid from R&G Construction LLC listed its bid for services at \$105,435. The remaining funds will be utilized for future trail development at City Center and to evaluate new sidewalks along City owned roadways.

RECOMMENDATION

Staff recommends the Public Works Committee and the City Council to award the contract for sidewalk repairs along Hyde Circle to R&G Construction LLC.



1912 Sapling Dr Columbia, SC 29210 | 864-992-9676 | randgconstructions@gmail.com

12/05/2025

Matthew Fleahman- Hyde Circle Sidewalk Replacement
5 East Butter Road
P.O. Box 249
Mauldin, SC 29662

Mr. Fleahman:

I am writing in response to the Hyde Circle Sidewalk Replacement RFQ advertised by the city of Mauldin. We are confident that our skills and passion for what we do are the perfect fit to meet the quality expected for this project.

We have been in the concrete flat work business since 2016 specializing on concrete sidewalks, curb & gutter, driveways, pedestrian ramps, and medians by following all SC-DOT standard drawings and ADA compliance codes.

We would love to have the opportunity to assist the city of Mauldin on this specific project and provide a great quality product which we are sure will meet its highest standards as it already has with other municipalities and the SC-DOT market. Along with this package we are providing our capability statement showing our work experience, references and certifications achieved through- out the years, please review it and feel free to reach out if you have any questions.

Sincerely,

Owner- Nestor Reyes Gonzalez



R & G Construction LLC
Nestor Reyes Gonzalez
Owner
randgconstructions@gmail.com
884-992-9676

R & G Construction LLC offers multiple services under one roof for private, commercial and government clients. We have been in government sub-contracting since 2016 and have successfully performed with excellence from simple work repair orders to full new developed projects.

Core Competencies

- ADA Concrete Sidewalks
- ADA Concrete Pedestrian Ramps
- Curb and Gutter
- Concrete Medians
- Concrete Demotion & Site Prep
- Concrete Driveway
- Wood Boardwalks
- Wood Structure Bridge Construction
- Wood Fence Construction
- Asphalt Paving Repairs

Past Performance

Harrison Rd Drain and Sidewalk Improvements

- Installed new 18" RCP Pipes with catch basins
- New Sidewalk, Curb and Gutter, Driveways and Pedestrian Ramp Installations.

Reference:

Luke Wilkes, Former Project Manager for AOS Specialty Contractors.
803-673-4827, lukehugheywilkes@gmail.com

Crane Creek Sewer Improvements

- (Repairs) Sidewalk, Curb and Gutter, Driveways and Pedestrian Ramp.
- Asphalt patching repairs where open cuts were made in the road or driveways.

Reference:

Keven Riggins, Project Manager for Azuria Solutions.

864-979-1225, keven.riggins@azuria.com

Comet Bus Stops

- Concrete pad, curb and gutter, sidewalk, pedestrian ramp installation.
- Shelter assembly and installation.

Reference:

CJ Baird, Former Project Manager for AOS Specialty Contractors.

803-528-086, Baird2810@yahoo.com

Three Rivers Trail-Cayce River Walk

- New Sidewalk 8' wide sidewalk installation
- Board walks and Wood Bridge structure construction.

Reference:

CJ Baird, Former Project Manager for AOS Specialty Contractors.

803-528-0861, Baird2810@yahoo.com

SC-DOT Project # P041242 Traffic Signal Plan Proposal & Pedestrian Ramp Construction

- Existing concrete ramp demolition and disposal.
- New ADA concrete pedestrian ramp construction on three different intersections.

References:

Jody Gilden, Project Manager for Walker Brothers, Inc.

803-960-7523, Jody@walkersignals.com

Fort Jackson Centennial Park Improvements.

- Concrete pedestrian ramp installation.
- New Sidewalk 8-10' wide installation.

References:

Wendell Mccoy, Project Manager for L-J Inc.

803-315-2845, wmccoy@l-jinc.com

Differentiators:

Our company combines extensive industry experience with a commitment to quality and safety, ensuring every project exceeds expectations. We utilize innovative construction methods and prioritize open communication with clients, setting us apart from competitors through reliability and superior results.

Company Data:

DUNS: 117436289

CAGE: 12YZ3

UEI: G1HHJFTB99Y7

SC-DOT Certified

SLBE Certified

CDBE Certified: V018008

SC State Procurement Vendor Number: 7000335758

NAICS:

238110 Poured Concrete Foundation and Structure Contractors

238140 Masonry Contractors

238910 Site Preparation Contractors

238990 All Other Specialty Trade Contractors

R & G Construction LLC

1912 Sapling Dr, Columbia SC 2910.



HYDE CIRCLE SIDEWALK REPLACEMENT RFQ PROPOSAL

Prepared for:
Mathew Fleahman
City of Mauldin.

mfleahman@mauldincitysc.com

5 East Buttler Road
P.O. Box 249
Mauldin, SC 29662



SUMMARY

This proposal outlines the process and solutions to address possible scenarios with this project. Our approach will be handled thoroughly to the smallest details to minimize un-needed property damage and create discomfort to homeowners. Our goal is to provide the City of Mauldin a good reliable sidewalk area to prevent any trip hazards that could possible hurt someone. In addition, the ADA ramps will also provide the adequate access points for people on wheelchairs in need to commute through these areas.

PROJECT SCHEDULE

Tentative kick-off date will be early March 2026 with projected finalization on May 2026 or earlier. The project will be run by phases and secured on finished sections to be left open to the public when curing process completed. The only disturbed locations will be at present work in progress areas. Photos will be turned in as requested (before and after) with address, dates and times.

POSSIBLE SCENARIOS

- Utilities running too close to rooted tree locations where sidewalk repairs are needed.
- Possible gutter asphalt damage after sidewalk removal.

SOLUTIONS

- Asphalt gutter lines along existing sidewalk repairs will be cut. this approach will minimize the risk of damaging any asphalt while demo, this will give us straight lines we need to keep repairs symmetrical and close to existing grades.
- When needed we recommend roots to be cut shallower than the requested 1' to prevent any disturbance or damage lines. When meeting such scenarios R & G Construction LLC will request an approval if agreed upon review.

Prepared by:
Nestor Reyes Gonzalez
R & G Construction LLC

864-992-9676
1912 Sapling Dr
Columbia, SC 29210



QUOTE

Date 12/04/2025

Quote # 215

R & G Construction LLC

1912 sapling dr
 Columbia, SC 29210
 8649929676

To

City of Mauldin
 5 East Buttler Road P.O Box 249
 Mauldin, SC 29662

Item	Quantity	Unit Price	Total
Demo and Disposal	1	\$27,500.00	\$27,500.00

Price includes:

1. Demo and disposal fees.
2. Fuels and hauling to recycle yard.
3. Equipment used to complete demo and disposal.
2. Labor.

Concrete installation	1	\$45,700.00	\$45,700.00
-----------------------	---	-------------	-------------

Price Includes:

1. Concrete material cost.
 2. Forming and Concrete installation 4"-8" with wire mesh as requested.
 3. Wood forms.
 4. 1/2"nomaflex expansion joint at each cut.
- DOT Series approved curing compound.

Detectable Warning Material	1	\$4,000.00	\$4,000.00
-----------------------------	---	------------	------------

Price Includes:

1. Yellow DOT Detectable warning material cost.
2. Fresh inset detectable warning installation cost at each ramp.

Fine Grade with Compaction	1	\$8,535.00	\$8,535.00
----------------------------	---	------------	------------

Price Includes:

1. Fill material cost as needed to meet 4" thickness sidewalk and 6" driveways per repair.
2. Compaction needed for each repair.
3. Cutting of roots as needed and digging rotten soil to fill with solid base.

Item	Quantity	Unit Price	Total
Cutting Asphalt lines and concrete	1	\$7,500.00	\$7,500.00
Price Includes:			
1. Cost of blades.			
2. 1239 LF of Asphalt cutting to keep clean straight lines along new concrete.			
Administrative Cost	1	\$7,500.00	\$7,500.00
1. Office Overhead.			
2. Estimating & Project Management time.			
3. Insurance and paperwork.			
4. Accounting and billing.			
5. Permitting.			
Mobilization	1	\$4,700.00	\$4,700.00
Sub Total			\$105,435.00
Total			\$105,435.00

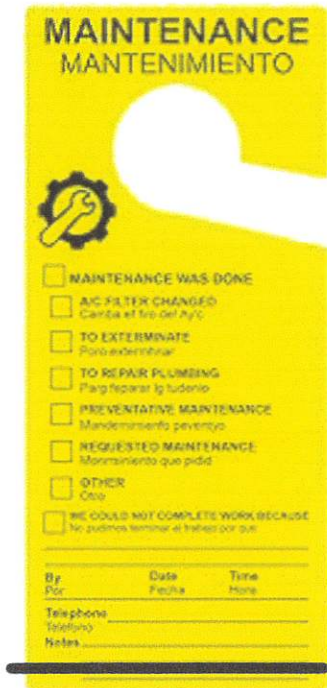
Terms and Conditions

- Our firm R & G Construction LLC will furnish all equipment, labor and marterials.
- Price is applicavable for day time hrs.
- Our firm R & G Construction will secure fresh concrete repairs to prevent peatonal or vehicle traffic damage
- Our firm R & G Construction will not be responsible for damage to fresh concrete created by failure to attend closed sidewalk directions and repairs will be subject to additional cost.
- Our firm R & G Construction will not be responsible for damage to fresh concrete created by failure to attend closed sidewalk directions and repairs will be subject to additional cost.
- Our firm R & G Construction will not be responsible for damage to set concrete created by heavy load vehicles parking over regular not intended sidewalks or pedestrian ramps driven over on sharp turns.

Product gallery



Product size



PUBLIC WORKS COMMITTEE AGENDA ITEM

MEETING DATE: January 5, 2026

AGENDA ITEM: 6c

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: 2026 Road Repaving Project

REQUEST

The Public Works Department is requesting approval from Committee and Council to utilize funds from the Transportation Fund to commence a City-Wide repaving project.

HISTORY/BACKGROUND

In August 2025, City Council allocated \$2 million of prior year surplus funds to the Capital Transportation Fund. Funds were not reserved or restricted for any specific purpose and would be used for a future transportation related capital project.

Initially, Public Works intended to utilize these funds to repave Holland Road (the largest and longest City-owned road). On November 3, 2025, the Public Works Department released a Request for Quotation (RFQ) for the milling and repaving of approximately 8,400 linear feet by 60 linear feet of roadway along Holland Road. The RFQ was posted on the City's website as well as South Carolina Business Opportunities Online Edition in accordance with the City's Purchasing policy. The proposals were due on December 1, 2025 and the City received only one submittal. The submittal was reviewed by staff and determined to be complete and responsible; however, the total cost was approximately \$600,000 more than the funds transferred to the Transportation Fund this year.

During the RFQ process, IMS completed the roadway analysis and generated new Pavement Condition Index (PCI) for the City's roadways. The PCI is a 0-100 numerical rating system used in pavement management to assess a road's overall health by visually identifying and scoring pavement distresses like cracks, potholes, and rutting, helping authorities prioritize maintenance, repairs, and reconstruction to optimize infrastructure performance. A copy of the PCI scores is attached.

ANALYSIS or STAFF FINDINGS

As part of the 2019 IMS review of the City's roadways, a five-year paving recommendation was generated to address roadway issues at the time and to provide a schedule to keep up with the useful life of the City's existing roadways. The City invested heavily to address poor and very poor roadways and continued to budget a match to paving funds through the Greenville Legislative

Delegation Transportation Committee annual paving program. Unfortunately, due to significant price increases for materials since Covid, funding allocated for road repaving has not kept up with the City's repaving schedule.

A review of the IMS road scores indicates that currently, the City has over 8 miles of roadway with a PCI less than 50. A PCI score less than 50 indicates that the roadway is deemed poor/very poor. It is estimated that funds available for the Holland Road resurfacing project could address nearly all of the roadways currently scored with a PCI less than 50. Therefore, staff is recommending that Council allocate Capital Transportation Funds to repairing the worst roads first instead of a single road. (Please note that several sections of Holland Road are scored very poorly and would be repaired as part of this plan).

FINANCIAL IMPACT

During the August 2025 City Council meeting, Council approved funds in the amount of \$2,000,000 to be transferred into the Transportation Fund as part of the City of Mauldin's 2024-2025 Fiscal Year surplus projection and recommended expenditure plan. The requested funds for resurfacing would be the full \$2,000,000.

RECOMMENDATION

Staff recommends the Public Works Committee and the City Council authorize funds from the Transportation Fund to commence a City-Wide repaving project with the first priority being roads that scored less than 50 on the most recent PCI report.