



CITY COUNCIL MEETING

MONDAY, JANUARY 12, 2026 | 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 12 , 2026
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

- | | |
|--|--|
| 1. Call to Order <ul style="list-style-type: none">a. Welcomeb. Invocationc. Pledge of Allegiance | Mayor Merritt |
| 2. Proclamations and Presentations
None | Mayor Merritt |
| 3. Reading and Approval of Minutes <ul style="list-style-type: none">a. City Council Meeting – December 15, 2025
[Pages 4-8]b. Special Called Council Meeting- January 5, 2026
[Pages 9-10] | Mayor Merritt |
| 4. Public Comment (Agenda Items) | Mayor Merritt |
| 5. Report from City Administrator | Seth Duncan |
| 6. Report from Standing Committees <ul style="list-style-type: none">a. Economic Planning & Developmentb. Public Safetyc. Public Worksd. Finance and Policye. Recreationf. Business and Development Services | Chairman Matney
Chairwoman King
Chairman Kraeling
Chairman Reynolds
Chairman Allgood
Chairman Steenback |
| 7. Unfinished Business
Ordinances 2nd Reading
None | Mayor Merritt |

8. New Business	Mayor Merritt
Ordinances 1st Reading	
a. Ordinance 1072- Amend Chapter 10, Businesses, to Establish Chapter VIII, Stadium Facility Fee [Pages 11-15]	Chairman Reynolds
Standing Committee Items	
b. Resolution 2026-1-Sale of Equipment [Pages 16-18]	Chairman Kraeling
c. Sidewalk Repairs- Hyde Circle [Pages 19-28]	Chairman Kraeling
d. 2026 Road Repaving Project [Pages 29-30]	Chairman Kraeling
e. Rebranding Budget [Page 31]	Chairman Reynolds
f. Discussion on land use/ rezoning changes prior to the adoption of the Comprehensive Plan [Page 32]	Chairman Steenback
Committee of the Whole	Mayor Merritt
None	
9. Public Comment (Non-Agenda Items)	Mayor Merritt
10. Council Concerns	Mayor Merritt
11. Adjournment	Mayor Merritt

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
DECEMBER 15, 2025
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

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

Others present were City Administrator Seth Duncan, Assistant City Administrator Greg Saxton and City Attorney Daniel Hughes

1. Call to Order

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

2. Proclamations and Presentations

None

Motion: Councilman Matney made a motion to add Resolution 25-02, titled, A Resolution Authorizing the Mayor or his designee to accept donations of stocks, bonds, or similar financial instruments for the purpose of capital within the City of Mauldin to the agenda and for discussion in executive session. The City finds exigent circumstances exist to add the resolution to the agenda so the Council can consider an issue. This motion will result in the suspension of our rules. Councilwoman King seconded the motion.

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

Motion: Councilman Matney then made a motion to postpone the vote on Resolution 25-02 until after discussion in executive session. Councilwoman King seconded the motion.

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

3. Reading and Approval of Minutes

- a. City Council Meeting – November 17, 2025
- b. Rebranding Workshop- December 1, 2025

Both sets of minutes were approved by unanimous consent.

4. Public Comment (Agenda Items) Mayor Merritt

None

5. Report from City Administrator

City offices will be closed next Wednesday and Thursday in observance of Christmas. Sanitation services will also be suspended those two days with pick-ups being rescheduled for Friday and Monday. City offices will also be closed New Year's Day, with sanitation services being affected similarly. For holiday hours for Mauldin Sports Center, Cultural Center and Senior Center, please look for those updates on their respective social media channels.

There will be a Special Called Meeting on January 5th just before the Committee Meetings to swear in returning Council Members Taft Matney, Jason Kraeling, and Frank Allgood. Council will conduct other routine business including appointments to standing committees, Mayor Pro Tem, Municipal Clerk, and City Attorney. New Council photos will also be taken.

The PickleYard is open with a soft opening. Located at 15 Jenkins Court, the new pickleball hub will feature 6 pro-grade pickleball courts, three golf simulators, a full kitchen and bar, padel and yard games.

6. Report from Standing Committees

- a. Economic Planning & Development- No report
- b. Public Safety- No report
- c. Public Works- No report
- d. Finance and Policy- No report
- e. Recreation- Chairman Allgood mentioned registration for spring sports has started. He also mentioned Recreation Director Bart Cumalander received the Duke Energy Citizenship Award at the Mauldin Chamber banquet.
- f. Business and Development Services- No report

7. Unfinished Business

Ordinances 2nd Reading

- a. An amendment to Section 7:3 of the Mauldin Zoning Ordinance to allow mobile food sales at specified places of entertainment

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

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

- b. An amendment to Articles 7 and 8 of the Mauldin Zoning Ordinance pertaining to accessory dwelling units

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

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

8. New Business

Ordinances 1st Reading- None

Standing Committee Items

- a. 2026 Committee, Council Meeting, and Holiday Calendars

Motion: Chairman Reynolds made a motion to hold the January council meeting on January 12, 2026. Councilwoman King seconded the motion.

Councilman Allgood said he had a conflict with January 12th and asked if Council would consider January 26th instead.

Vote: The vote was 6-1 with Councilman Allgood dissenting.

- b. Judicial Appointment

Motion: Chairwoman King made a motion to appoint Tina McMillan as part-time Associate Trial Judge for City of Mauldin. Councilman Reynolds seconded the motion.

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

Committee of the Whole

- c. City Rebranding

Motion: Councilwoman King made a motion to consider this item informally and to approve logo option 1 as distributed to Council. Councilman Steenback seconded the motion.

Councilman Matney said he would vote yes to consider the item informally, but would not vote yes to option 1. He does not like the split-colored M in the proposed logo and prefers the solid color.

Motion: Councilwoman King made a motion to amend the motion to split her motion into two separate motions. Councilman Steenback seconded the motion on the amendment.

Vote: The vote on the amendment was unanimous (7-0) and the vote on the motion as amended was unanimous (7-0).

Motion: Councilwoman King made a motion to consider this item informally with Councilman Steenback seconding.

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

Motion: Councilwoman King made a motion to accept logo option 1 with Councilman Steenback seconding.

Mayor Merritt stated he prefers the solid M option as well, but will not vote against the majority of Council. He does not want to hold up the process.

Councilman Allgood said from a marketing perspective, he believes the split M is more dynamic and will generate more excitement for the logo.

Councilman Kraeling said he would defer to Councilman Allgood's opinion.

Vote: The vote was 6-1 with Councilman Matney dissenting.

9 . Public Comment (Non-Agenda Items)- None

10. Council Concerns- None

11. Call for Executive Session

Motion: Councilman Matney made a motion to enter into executive session to consider the item below plus consideration of the resolution that was added to the agenda at the beginning of the meeting as allowed by State Statute 30-4-70 (a)(2). Councilwoman King seconded the motion.

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

Executive Session to consider:

- a. Consideration of an Executive Session regarding City Administrator's annual evaluation as allowed by State Statute 30-4-70(a)(1)

Mayor Merritt reconvened the Council meeting at 8:48 p.m. Councilman Matney reported no decisions were made and no action taken during executive session.

Immediately following Executive Session:

- b. Possible action on items discussed in Executive Session

Motion: Councilman Reynolds made a motion to authorize the Mayor to amend and sign the City Administrator's contract as discussed in executive session. Councilwoman King seconded the motion.

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

Motion: Councilman Matney made a motion to approve Resolution 25-02. Councilman Steenback seconded the motion.

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

12. Adjournment- Mayor Merritt adjourned the meeting at 8:50 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
OATH OF OFFICE AND SPECIAL CALLED CITY COUNCIL MEETING
JANUARY 5, 2026, 6:00 PM
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.

City Administrator Seth Duncan and Assistant City Administrator Greg Saxton were also present.

1. Call to Order- Mayor Merritt

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

The Oath of Office was administered to Councilmembers-Elect Matney, Kraeling and Allgood.

2. New Business

- a. Standing Committee Appointments

Motion: Mayor Merritt made a motion to accept his committee appointments as distributed. Councilman Matney seconded the motion.

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

- b. Appointment of Mayor Pro Tempore

Motion: Councilman Reynolds made a motion to nominate Taft Matney as Mayor Pro Tempore. Councilwoman King seconded the motion.

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

- c. Appointment of Municipal Clerk

Motion: Councilwoman King made a motion to have Cindy Miller continue to serve as Municipal Clerk. Councilman Reynolds seconded the motion.

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

d. Appointment of City Attorney

Motion: Councilman Matney made a motion to have Daniel Hughes of Duggan and Hughes Law Firm continue serving as City Attorney. Councilwoman King seconded the motion.

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

3. Council Requests- Councilman Reynolds said he looked forward to working with the Council again this year.

4. Adjournment- Mayor Merritt adjourned the meeting at 6:20 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL

AGENDA ITEM SUMMARY

MEETING DATE: January 12, 2025

AGENDA ITEM: 8a

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Ordinance to Amend Chapter 10 to Establish Stadium Facility Fee

REQUEST

Staff is requesting Council approval to establish a Stadium Facility Fee to support infrastructure and capital improvements at the stadium at BridgeWay Station.

HISTORY/BACKGROUND

The City is currently building a multipurpose entertainment venue and stadium at BridgeWay Station. Slated to be semi-operational in May 2026 and fully operational in 2027, the facility will host professional soccer matches, concerts, public events, and more. The total cost of the initial phase of the project is projected to be more than \$28 million with the City contributing approximately \$4.5 million for both infrastructure and premium seating.

In order to offset expenses related to the stadium and to support future capital improvements and infrastructure needs, staff is proposing the establishment of a Stadium Facility Fee. This fee, if enacted, would be derived from the ticket sales of commercial events held at the stadium and used exclusively for stadium-related capital improvements and infrastructure.

ANALYSIS OR STAFF FINDINGS

According to SC Code of Laws Section 6-1-330, a local governing body, by ordinance, is authorized to charge and collect a service or user fee. The user fee must be used to pay costs related to the provision of the service or program for which the fee was paid and must be held in a separate fund if the revenue generated is greater than 5% of the governing body's prior year's budget. A public hearing is required prior to the adoption of final reading.

In order to offset capital improvements associated with the stadium and for future public infrastructure related to the stadium, staff is proposing the establishment of a Stadium Facility Fee for the stadium at BridgeWay station. The fee suggested by staff would be \$2.00 on each ticket sold at all commercial events held at the stadium. The fee would not be applicable to city events, events that are governmental or charitable in nature when no ticket profit is realized by a commercial entity.

The ordinance, as drafted and attached, establishes the fee (\$2.00), provides for administration and remittance processes and procedures, fee uses, and reporting/audit requirements. Funds collected will be segmented into a new Capital Fund – Stadium for the purpose of collection and future expenses.

Revenue Model

Revenue generated from the Stadium Facility Fee is expected to generate between \$166k-230K in its first full year (2027). The following revenue projections are based upon a minimal utilization schedule (33

events annually) and attendance greater than 50% of the venue. These figures do not include business license fees or hospitality taxes which will also be collected.

Events	2026*	2027	2028	2029	2030	2031
USL Games, Concerts, Events	\$39,000	\$236,000	\$243,000	\$250,000	\$258,000	\$265,000

*Partial season will be played at the stadium.

RECOMMENDATION

Staff recommends Council approve the ordinance as drafted or with modifications.

ATTACHMENT(S)

- Draft Ordinance – Stadium Facility Fee

State of South Carolina)
)
Greenville County)
)
City of Mauldin)

Ordinance 2026 - _____
To Amend Chapter 10 *Businesses*
to Establish *Article VIII - Stadium*
Facility Fee

AN ORDINANCE TO AMEND CHAPTER 10, *BUSINESSES*, TO ESTABLISH A STADIUM FACILITY FEE FOR COMMERCIAL EVENTS AT THE STADIUM AT BRIDGEWAY STATION; TO PROVIDE FOR THE COLLECTION, DEPOSIT, AND EXPENDITURE OF SUCH FEES; AND TO PROVIDE FOR THE PERIODIC REVIEW THEREOF.

WHEREAS, the City of Mauldin, South Carolina (the “*City*”), a body corporate and politic and a municipal corporation of the State of South Carolina, owns a multi-purpose stadium (“*Stadium*”) at BridgeWay Station in the City; and

WHEREAS, the Stadium provides substantial economic, cultural, and recreational benefits to the City, its residents, and the surrounding region; and

WHEREAS, the City has a vital interest in supporting and maintaining high-quality public infrastructure at the Stadium; and

WHEREAS, capital improvements related to the Stadium results in the City incurring additional expenses, and it is necessary and appropriate for the City to recover costs associated with capital improvements to the building and surrounding infrastructure; and

WHEREAS, the City deems it in the public interest to establish a Facility Fee (the “*Fee*”) to be assessed on the sale of every ticket of admission purchased for a for profit event held at the Stadium; and

WHEREAS, pursuant to Section 6-1-330 and Section 5-7-30 of the Code of Laws of South Carolina, 1976, as amended, the City desires to establish a Facility Fee, the revenues of which will be used for upgraded infrastructure of the Stadium as well as the acquisition and construction of related capital improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA, THAT CHAPTER 10, *BUSINESSES* BE AMENDED TO ESTABLISH *ARTICLE VIII STADIUM FACILITY FEE* AS FOLLOWS:

SECTION 1.

Sec. 10-350. – Definitions.

For the purposes of this Ordinance, the following terms shall have the meanings ascribed to them in this section:

“**Commercial Event**” means any event, concert, exhibition, athletic contest, or performance held at the Stadium for which an admission ticket, fee, or other charge is required for entry, but **excluding** events that are:

- a. Exclusively governmental or charitable in nature, where no ticket profit is realized by a commercial entity.
- b. Events specifically authorized by the City to be exempt.

“**Ticket**” means any evidence, tangible or intangible, of admission to a Commercial Event, including but not limited to paper tickets, electronic tickets, passes, or Facility licenses.

“**Facility Fee**” means the fee established by this Ordinance to be collected on the sale of each Ticket.

“**Stadium Operator**” means the person, firm, corporation, or entity responsible for the operation, management, and/or ticketing of Commercial Events at the Stadium.

Sec. 10-351. - Establishment of Facility Fee.

The Facility Fee shall be in the amount of Two dollars and zero cents (\$2.00) on the sale of every ticket of admission to any Commercial Event held at the Stadium. The Facility Fee will be due at time of purchase and assessed on each individual ticket. This fee shall be in addition to the base ticket price, any state or local admissions tax, and any other charges.

Sec. 10-352. - Administration and Remittance.

- (a) **Collection Responsibility:** The Stadium Operator shall be solely responsible for collecting the full amount of the Facility Fee from the purchaser at the time of the Ticket sale. The Facility Fee shall be clearly and separately itemized on the Ticket or on the sales receipt provided to the purchaser, consistent with all applicable federal and state truth-in-pricing laws.
- (b) **Remittance:** The total amount of all Facility Fees collected by the Stadium Operator for all Commercial Events within a given month shall be remitted to the City of Mauldin on or before the 20th day of the following month, or on the next business day if the 20th is not a business day.
- (c) **Reporting:** Each remittance shall be accompanied by a sworn statement or report, signed by an authorized agent of the Stadium Operator, detailing the following information for the reporting period:
 - i. The total number of Tickets sold for each Commercial Event.
 - ii. The total gross receipts from the sale of the Tickets.
 - iii. The calculation of the total Facility Fee amount due to the City.
- (d) **Late Penalty and Enforcement:** Remittances that are more than 10 business days late will be assessed a five percent (5%) penalty. Penalties will not be waived. Should the Facility Fee remain unpaid for a period of 30 days after its due date, the official or appointed designee shall issue a written warning citation with an order of payment of the fee and assessed penalties be made within ten business days. After being issued a written citation warning, any person or business that fails to make payment within the time allotted shall be served a formal citation and court summons in the amount of \$500 with a prescribed date to appear before the Mauldin Municipal Court. Each day of violation will be considered a separate offense. Punishment for violation will not relieve the offender of liability for delinquent fees, penalties and cost provided for herein.
- (e) **Use of Funds:** All proceeds collected from the Facility Fee shall be placed in a dedicated, restricted fund to be utilized by the City for purposes including, but not limited to, capital improvements related to the operation of the Stadium and its surrounding area.

(f) **Audit:** The City shall have the right to audit the books, records, and accounts of the Stadium Operator pertaining to the sale of Tickets and the collection of the Facility Fee.

Sec. 10-353. - Authorization.

The City Administrator, for and on behalf of the City, is fully empowered and authorized to take such further action as may be reasonably necessary to affect the establishment and implementation of the Facility Fee including entering into any agreements as may be needed for the collection of such Fee.

SECTION 2. Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 3. Repealing Clause

All ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistencies.

DONE IN MEETING DULY ASSEMBLED, this ___ day of February 2026.

CITY OF MAULDIN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

First Reading: _____

Second Reading: _____

Public Hearing: _____

CITY COUNCIL AGENDA ITEM

MEETING DATE: January 12, 2026

AGENDA ITEM: 8b

TO: City Council

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 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

CITY COUNCIL AGENDA ITEM

MEETING DATE: January 12, 2026

AGENDA ITEM: 8c

TO: Public Works Committee

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Sidewalk Repairs - Hyde Circle

REQUEST

The Public Works Department is requesting approval 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 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
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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
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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
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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

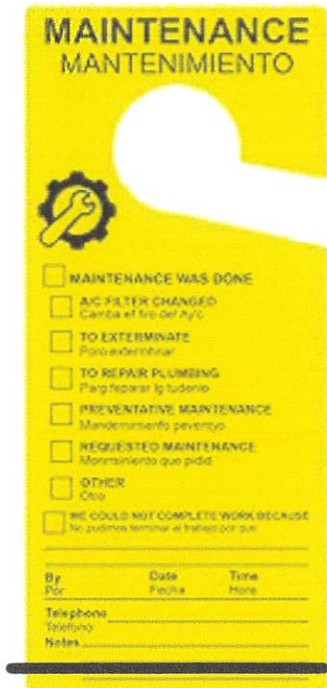
Terms and Conditions

- 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



8 inch

CITY COUNCIL AGENDA ITEM

MEETING DATE: January 12, 2026

AGENDA ITEM: 8d

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: 2026 Road Repaving Project

REQUEST

The Public Works Department is requesting approval from 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 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.

CITY COUNCIL

AGENDA ITEM SUMMARY

MEETING DATE: January 12, 2025

AGENDA ITEM: 8e

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: City Rebranding Budget

REQUEST

Staff is requesting Council approval for the City’s Rebranding Budget as funded by previously allocated surplus funds.

HISTORY/BACKGROUND

In August, Council authorized \$500,000 of the previous year’s surplus funds for the City’s rebranding initiative. Staff is now presenting an allocation plan for these funds to achieve a successful brand rollout and deployment. The budget includes fund allocations for the reveal of the new brand, interior and exterior signage, a website refresh, marketing blitz, vehicle wraps/signage, uniforms and supplies, and contingency. Below is a budget summary.

Budget Summary

Item	Description	Budget
Brand Launch/Reveal	Launch event with the public and partners to reveal the new brand.	\$30,000.00
Signage (interior and exterior)	New signs for City entrances Wayfinding signs Replace various signs around City Hall Update signage at parks and other City owned facilities	\$300,000.00
Website Refresh	Update the website to include new brand and theme.	\$20,000.00
Marketing Blitz	Digital and print marketing push with new brand.	\$5,000.00
Vehicle Wraps/Signage	Update vehicle markings on all City vehicles.	\$75,000.00
Uniforms & Supplies	Update personnel uniforms and office supplies.	\$20,000.00
Contingency		\$50,000.00
	<i>total</i>	\$500,000.00

RECOMMENDATION

Staff recommends Council approve the rebranding budget as described above.

ATTACHMENT(S)

CITY COUNCIL

AGENDA ITEM

MEETING DATE: January 12, 2026

AGENDA ITEM: 8f

TO: City Council

FROM: Director of Business & Development Services, David Dyrhaug

SUBJECT: Discussion regarding Land Use/Rezoning Changes prior to Adoption of the Comprehensive Plan

AGENDA ITEM SUMMARY

The consultant contracted by the City is nearing the final stages that will lead to adoption of a new comprehensive plan to guide land development decisions for the City. In just the last few days, staff has received a draft document for its review and comment. The consultant is also working on scheduling a workshop to discuss this draft.

As we enter these final stages of the preparation and adoption of the comprehensive plan, BDS Chairman Steenback would like to lead a discussion about a hold on land use/rezoning changes until this new plan has been adopted.

ATTACHMENTS

None