



# PUBLIC WORKS COMMITTEE MEETING

**MONDAY, FEBRUARY 2, 2026 | 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  
FEBRUARY 2, 2026, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD**

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

- |   |                            |
|---|----------------------------|
| <b>1. <u>Call to Order</u></b>  | Chairperson Jason Kraeling |
| <b>2. <u>Public Comment</u></b>   | Chairperson Jason Kraeling |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Public Works Committee: January 5, 2026 [Pages 3-5]  | Chairperson Jason Kraeling |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. PW Director Matthew Fleahman  | Chairperson Jason Kraeling |
| <b>5. <u>Unfinished Business</u></b><br>There is no unfinished business.  | Chairperson Jason Kraeling |
| <b>6. <u>New Business</u></b><br>a. City Hall Generator Replacement [Pages 6-13]<br>b. MOA- Woodruff Road Congestion Relief Project [Pages 14-20]<br>c. Discussion: Inter-parcel Access Request Summer Moon [Pages 21-24] | Chairperson Jason Kraeling |
| <b>7. <u>Public Comment</u></b>   | Chairperson Jason Kraeling |
| <b>8. <u>Committee Concerns</u></b>   | Chairperson Jason Kraeling |
| <b>9. <u>Adjournment</u></b>  | Chairperson Jason Kraeling |

**MINUTES**  
**PUBLIC WORKS COMMITTEE MEETING JANUARY 5, 2026, 6PM**  
**CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD**  
**1<sup>st</sup> committee meeting**

Committee Members present: Jason Kraeling (Chair), Carol King, Michael Reynolds  
Others present: PW 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: October 6, 2025

**Motion:** Councilwoman King made a motion to approve 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- No report this month.

**5. Unfinished Business-** There is no unfinished business.

**6. New Business**

a. Resolution- Sale of Equipment

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. Disposal of the equipment can be managed easily with the use of the Gov Deals website. All revenue from the sale of the equipment will be added to the General Fund and any item that fails to sell at auction will be sold for scrap value.

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

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

b. Sidewalk Repairs- Hyde Circle

As part of the 2025 – 2026 Fiscal Year Budget for the City of Mauldin, Council approved \$255,500 for sidewalk and trail projects. On November 10, 2025, the Public Works Department released a Request for Proposal for the replacement of approximately 1,240 linear feet of sidewalk along Hyde Circle. 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 and was also below the preliminary estimate as determined by staff.

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.

**Motion:** Councilman Reynolds made a motion to forward this item to Council with a recommendation of approval of the bid to R&G Construction for \$105,435. Councilwoman King seconded the motion.

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

c. 2026 Road Repaving Project

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. 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 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. The \$2 million dollars previously budgeted 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 repair the worst roads first instead of a single road.

**Motion:** Councilwoman King made a motion to forward this item to Council with a recommendation of approval. Councilman Reynolds seconded the motion.

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

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjournment-** Chairman Kraeling adjourned the meeting at 6:47 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# PUBLIC WORKS COMMITTEE AGENDA ITEM

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** 6a

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**TO:** Public Works Committee

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

**SUBJECT:** City Hall Generator Replacement

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## **REQUEST**

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The Public Works Department is requesting approval from Committee and Council to award the contract for the generator upgrades at City Hall to Generator Services, Inc.

## **HISTORY/BACKGROUND**

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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 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 authorized a budget in October.

## **ANALYSIS or STAFF FINDINGS**

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On November 3, 2025, the Public Works Department released a Request for Quotation (RFQ) for the replacement of the existing generator with a new unit capable of powering the entire facility. 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 3, 2025, and the City received five (5) submittals. The submittals were reviewed by staff and determined to be complete and responsible. The lowest responsible bid was in the amount of \$245,332.46 by Generator Services, Inc. A summary of the bids is presented below:

<b>Name of Company</b>	<b>Amount Bid</b>	<b>Alternate Bid</b>
Generator Services	\$245,332.46	\$284,792.81
Page Power	\$298,470.00	\$305,470.00
Reedy Power	\$307,000.00	
JDI	\$305,173.00	
Excel Electric	\$314,052.00	

## FINANCIAL IMPACT

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As part of the City of Mauldin’s 2024-2025 Fiscal Year surplus projection and recommended expenditure plan, Council approved \$250,000 for various City Hall improvements. These improvements include the following:

Project	Budget	Actual Cost	Quote	Balance
Full Facility Generator	\$185,000.00		\$245,332.46	
Interior Painting	\$5,000.00	\$4,925.00		
Electronic Door Locks	\$16,000.00	\$16,306.71		
ADA accessible entry way	\$8,000.00	\$3,208.40		
Council Chamber Carpet	\$15,000.00	\$0.00		
Contingency	\$21,000.00	\$0.00		
<b>TOTAL</b>	<b>\$250,000.00</b>	\$24,440.11	<b>\$269,772.57</b>	<b>(\$19,772.57)</b>

To date, \$24,440.11 has been spent on interior painting, electronic door locks, and the ADA compliant door at the rear of the facility. If staff reallocates all remaining funds to support the purchase and installation of the generator, the balance remaining would be negative \$19,772.57. To cover the balance, staff is proposing utilizing savings/balance of budgeted Capital Budget Funds in the amount of \$32,000 that were achieved due to expenses coming in less than budgeted.

Capital Budget Items	Budget	Cost	Balance
Trucks	\$100,000.00	\$88,762.00	\$11,238.00
MCC Building	\$30,000.00	\$23,794.90	\$6,205.10
Scissor Lift	\$9,000.00	\$7,875.00	\$1,125.00
Asphalt Drag Box	\$18,000.00	\$13,135.00	\$4,865.00
Concrete Curb Machine	\$20,000.00	\$13,189.70	\$6,810.30
Zero Turn Mower	\$20,000.00	\$17,673.37	\$2,326.63
<b>TOTAL</b>	<b>\$197,000.00</b>	<b>\$164,429.97</b>	<b>\$32,570.03</b>

With the allocation of the balance of unexpended funds (\$32,570.03) from the Public Works Department capital purchases, sufficient funds are present to cover this expenditure and any contingency needed for unanticipated electrical expenses and taxes.

## RECOMMENDATION

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Staff recommends that the Public Works Committee and City Council award the contract for generator upgrades at City Hall to Generator Services, Inc. funded in the amount of \$245,332.46 and allocate a contingency of \$32,000 from the Capital Fund for the generator, unexpected electrical expenses and taxes.

31 C.Trotter Road  
West Columbia, SC 29169  
www.GeneratorServicesInc.com

24 Hr: 803.939.1470  
Fax: 803.939.1473

Dillon Harper | Dillon@GeneratorServicesInc.com



WWW.GENERATORSERVICESINC.COM

## MAULDIN CITY HALL GENERATOR

**Generator Services, Inc**  
31 C Trotter Rd. West Columbia, SC 29169  
**Phone:** 803-939-1470  
**Email:** Dillon@GeneratorServicesInc.com  
**Date:** 12-1-2025

**To:**  
City of Mauldin  
Procurement Department

Dear Selection Committee,

Generator Services, Inc is pleased to submit our proposal for the City of Mauldin's generator bid. We appreciate the opportunity to provide a reliable, long-term power generation solution tailored specifically to the operational needs of your facilities.

The primary point of contact for this proposal is:

**Name:** Dillon Harper  
**Title:** Account Manager  
**Phone:** 803-391-5411  
**Email:** Dillon@GeneratorServicesInc.com

We look forward to the opportunity to support the City's critical power infrastructure.

Sincerely,  
**Dillon Harper**

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31 C. Trotter Road  
West Columbia, SC 29169  
www.GeneratorServicesInc.com

24 Hr: 803.939.1470  
Fax: 803.939.1473

Dillon Harper | Dillon@GeneratorServicesInc.com



WWW.GENERATORSERVICESINC.COM

## Qualifications

**Generator Services, Inc**  
31 C Trotter Rd. West Columbia, SC 29169  
**Phone:** 803-939-1470  
**Email:** Dillon@GeneratorServicesInc.com  
**Date:** 12-1-2025

At Generator Services Inc, our generator solutions are backed by 35+ years of industry experience. Homeowners and businesses of all kinds – including data centers, hospitals, and water/sewer facilities – trust us to provide high-end backup and standby power systems. GSI offers the largest generator service team in the Region with over 15 technicians on staff and in-house electrical and gas plumbing crew. We are a turn-key solution to any and all generator related projects.

### Certifications & Manufacturer Support

- Factory-authorized distributor for **Blue Star Power Systems, Cummins, MTU, Generac, and several other generator manufacturers.**
- Technicians certified in **ASCO, Generac, Blue Star, Cummins, MTU, and Kohler**
- Licensed South Carolina Mechanical Contractor
- In-House Master Electrician
- In-House Master Plumber

Sincerely,  
**Dillon Harper**

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## Pricing

**Generator Services, Inc**  
 31 C Trotter Rd. West Columbia, SC 29169  
 Phone: 803-939-1470  
 Email: Dillon@GeneratorServicesInc.com  
 Date: 12-1-2025

Below, I have attached two pricing options for the generator + installation at the Mauldin City Hall.

MTU 300kW (~20 week lead time)	182360.25	Blue Star (~25 week lead time)	142899.9
ASCO 300 800amp NEMA 3R ATS	14160.2	ASCO 300 800amp NEMA 3R ATS	14160.2
Freight	4200	Freight	4200
Start Up, Training, and Load Bank Testing	3360	Start Up, Training, and Load Bank Testing	3360
Electrical Installation	21600	Electrical Installation	21600
Electrical Materials	25512.36	Electrical Materials	25512.36
Plumbing Installation	15600	Plumbing Installation	15600
Plumbing Materials	6000	Plumbing Materials	6000
Crane	3000	Crane	3000
Concrete Pad + Rebar	9000	Concrete Pad + Rebar	9000
Total (PRE TAX)	284792.81	Total (PRE TAX)	245332.46

Please note, I have utilized copper wire and the highest quality materials for this installation. If required, I can provide alternatives such as utilizing aluminum wire.

The above pricing is a "turn-key" solution.

Sincerely,  
**Dillon Harper**

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## How Our Proposal Meets the City's Scope of Services

### Complete Compliance With RFQ Generator Requirements

Our provided equipment meets or exceeds every requirement listed in the RFQ, including:

- Blue Star or MTU 300 kW NG generator, 480/277V, 3-phase, 60 Hz
  - Mainline 400A circuit breaker
  - 24V DC starting system
  - 10A battery charger
  - Jacket water heater for cold-start reliability
  - Sound-attenuated aluminum enclosure
  - Heavy-duty skid base with vibration isolators
  - ASCO 300 Series 800A 480V 3-pole Transfer Switch (or approved equivalent)
  - Delivery, full installation, and 12-month warranty
- All specifications tie directly to the City's published Scope of Work.

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### Minimal Disruption to City Operations

All work is planned to avoid disruption to City Hall functions.

- Generator changeover sequencing protects existing power until cutover
- Coordination with City facilities and renovation schedule
- All cutovers will be performed at approved times to minimize downtime
- Proper notification prior to any temporary outage

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### Safety, Code Compliance & Documentation

- Installed per NEC, S.C. building codes, City of Mauldin requirements, and manufacturer instructions
- All terminations torqued to manufacturer specification with logs provided
- Detailed startup checklists and commissioning documentation delivered at close-out
- Training and warranty validation included.

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#### Implementation Schedule

##### Phase 1 — Project Kickoff & Submittals (Weeks 0–2)

- Assign project manager (single point of contact) as required by RFQ.
- Conduct on-site kickoff meeting with City staff.
- Perform field verification of existing generator, gas supply, electrical routing, pad condition, and ATS location.
- Submit generator, ATS, and installation submittals for City review and approval.
- Coordinate with any ongoing City Hall renovations.  
(Aligns with "Project Administration" expectations.)

##### Phase 2 — Procurement & Logistics (Weeks 2–10)

- Order generator, ATS, and accessories.
- Provide weekly lead-time updates.
- Coordinate delivery staging with City staff.
- Verify gas line requirements and meter capacity with gas provider.

##### Phase 3 — Site Work & Preparation (Weeks 14–20)

###### Electrical & Civil Work:

- Remove existing generator (if within awarded scope or coordinated with City).
- Install new concrete pad (if required) or set directly on existing pad after verification.
- Install (3) 4" conduits between generator, ATS, and main gear (two active, one spare).
- Pull copper feeders, install grounds, bond per NEC.
- Install ASCO 300 ATS and integrate with existing electrical gear.
- Pipe and connect natural gas supply; pressure test.
- Install jacket heater, battery charger, and all auxiliary components

##### Phase 4 — Startup, Testing & Training (Week 20–30)

- Set Generator upon arrival. This portion is scheduled based strictly on generator lead time.
- Certified technician performs full factory-spec startup.
- Load-bank test (if included).
- ATS testing: transfer & retransfer, time delays, alarms.
- Verify communications, alarms, remote annunciation (if applicable).
- Provide on-site training for City maintenance and operations staff.

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Fax: 803.939.1473

Ken Britton | [Ken@GeneratorServicesInc.com](mailto:Ken@GeneratorServicesInc.com)



12-1-2025

Mauldin City Hall Generator  
Attn: Curtis Broughton  
RE: References

1. **Richland County Finance** - David Bertolini - 803-576-2419 - [BertoliniD@rcgov.us](mailto:BertoliniD@rcgov.us)  
- Perform preventative maintenance on all generators. Also provide and install new generators as needed. Customer for 20+ years.  
  
- 60 Units under contract
2. **City of North Myrtle Beach** - Ralph Norris - 843-280-5694 - [Rnorris@NMB.us](mailto:Rnorris@NMB.us)  
- Perform preventative maintenance on all generators. Also provide and install new generators as needed. Customer for 22+ years.  
  
- 45 Units under contract
3. **Spirit Communications/Segra** - Kevin Jones - 540-280-5694 - [Kevin.Jones@segra.com](mailto:Kevin.Jones@segra.com)  
- Perform preventative maintenance on all generators. Also provide and install new generators as needed. Customer for 18+ years.  
  
- 31 Units under contract
4. **Richland County School District 2** - Chris Kelly - 803-513-7509 - [Ckelly@Richland2.org](mailto:Ckelly@Richland2.org)  
- Perform preventative maintenance on all generators. Also provide and install new generators as needed. Customer for 19+ years.  
  
- 30 Units under contract
5. **Lexington School Dist 5** - David Shealy - 803-600-7979 - [DMShealy@LexRich5.org](mailto:DMShealy@LexRich5.org)  
- Perform preventative maintenance on all generators. Also provide and install new generators as needed. Customer for 25+ years.  
  
- 20 Units under contract

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# PUBLIC WORKS COMMITTEE AGENDA ITEM

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** 6b

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**TO:** Public Works Committee

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

**SUBJECT:** MOA – Woodruff Road Congestion Relief Project

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## **REQUEST**

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The Public Works Department is requesting the Committee and Council authorize the memorandum of agreement (MOA) between the City of Mauldin, the City of Greenville, and Greenville County for the Woodruff Road Congestion of Relief project.

## **HISTORY/BACKGROUND**

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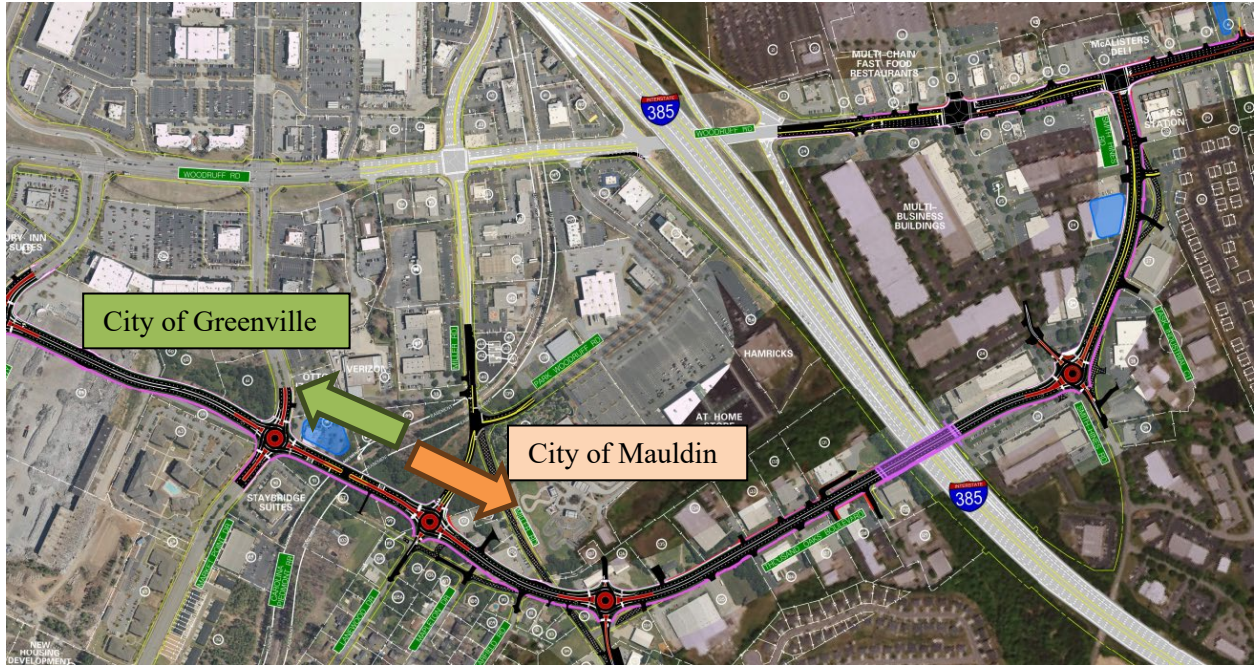
The Greenville-Pickens Area Transportation Study (GPATS) has prioritized the Woodruff Road Congestion Relief Project (WRCRP) in its Long-Range Transportation Plan (LRTP) and has progressed through Transportation Improvement Program (TIP) inclusion, Preliminary Engineering National Environmental Policy Act (NEPA) design, and is currently in Right-of-Way acquisition. Funding for the WRCRP has been secured by GPATS, the South Carolina Transportation Infrastructure Bank (SCTIB), and Greenville County in the amount of \$127.4 million. The WRCRP includes a new, alternate parallel route to Woodruff Road that will pass through the City of Greenville, the City of Mauldin, and Greenville County.

## **ANALYSIS or STAFF FINDINGS**

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The MOA stipulates that after construction is complete, SCDOT will turn over ownership of the new parallel roadway and its rights-of-way to the Cities with comprehensive roadway and landscaping Maintenance Agreements, with the following ownership limits imposed:

- City of Greenville ownership of the parallel roadway from Verdae Boulevard to the Genesee-Wyoming railroad crossing;
- City of Mauldin ownership of the parallel roadway from the Genesee-Wyoming railroad crossing to Woodruff Road



The agreement (attached) is the current working draft and articulates to SCDOT which jurisdictions would be responsible for each portion. SCDOT would still own all bridge crossings.

## **FINANCIAL IMPACT**

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There is no financial impact in authorizing the MOA; however, there will be costs associated with road maintenance. These costs are expected to be absorbed by the Street Division in the Public Works Department.

## **RECOMMENDATION**

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Staff recommends that the Public Works Committee and City Council authorize the MOA between the City of Mauldin, the City of Greenville, and Greenville County for the Woodruff Road Congestion of Relief project once the draft has been finalized by all parties.

**DRAFT - MEMORANDUM OF AGREEMENT - DRAFT**

BETWEEN THE COUNTY OF GREENVILLE, SC,  
THE CITY OF GREENVILLE, SC, AND  
THE CITY OF MAULDIN, SC FOR THE  
**WOODRUFF ROAD CONGESTION RELIEF PROJECT**

**WHEREAS**, this document will serve as a Memorandum of Agreement between the County of Greenville, SC (Greenville County or the County), the City of Greenville, SC (City of Greenville), and the City of Mauldin, SC (City of Mauldin) (collectively, the City of Greenville and City of Mauldin are the Cities), for the purposes of agreeing to and understanding aspects concerning the future “Woodruff Road Congestion Relief Project’s” parallel road, and

**WHEREAS**, the Greenville-Pickens Area Transportation Study (GPATS) has prioritized the Woodruff Road Congestion Relief Project (WRCRP) in its Long-Range Transportation Plan (LRTP) and has progressed through Transportation Improvement Program (TIP) inclusion, Preliminary Engineering National Environmental Policy Act (NEPA) design, and is currently in Right-of-Way acquisition, and

**WHEREAS**, funding for the WRCRP has been secured by GPATS, the South Carolina Transportation Infrastructure Bank (SCTIB), and Greenville County in the amount of \$127.4 million, and

**WHEREAS**, the WRCRP includes a new, alternate parallel route to Woodruff Road that will pass through the City of Greenville, the City of Mauldin, and Greenville County (see Attachment 1), and

**WHEREAS**, due to the Woodruff Road corridor being of critical and sensitive commercial, industrial, and residential importance and the land uses affected by and affecting the WRCRP parallel road are currently established development, potential redevelopment, and/or at risk of adverse impacts due to the project, and

**WHEREAS**, due to the NEPA Environmental Assessment’s “Purpose and Need” stating the project must “improve operational efficiency and alleviate traffic congestion on Woodruff Road to improve mobility,” and

**WHEREAS**, the South Carolina Department of Transportation (SCDOT), in constructing the project, requires an agreement between jurisdictions on the ownership of any new roadway,

**THEREFORE, BE IT KNOWN**, that the following provisions of this Memorandum of Agreement are understood and acceptable to all parties:

- 1) That the GPATS and SCDOT “Woodruff Road Congestion Relief Project,” including the new parallel road, is an imminent project currently in Right-of-Way planning and scheduled to be under construction between Calendar Years 2027-2030, and that the impacts to the greater SC “Upstate” region will be far-reaching and crucial to prepare for in advance.
- 2) That SCDOT will administer the WRCRP with Federal funding and under Federal regulations, and that the County and Cities will abide by, adhere to, and accommodate the project time frames as they are established and are changed/updated, and that properties affected by access changes and Right-of-Way purchases by SCDOT will be dealt with by SCDOT at the appropriate time as prescribed by Federal regulations.
- 3) That the County and Cities will take necessary action to protect the proposed project Right-of-Way by remaining informed and participating in project updates as they are made available by SCDOT, and shall distribute relevant information to their departments, developers, businesses and residents as appropriate.
- 4) That the County and the Cities will be proactive in their land use planning along Woodruff Road and the new parallel road corridor to ensure appropriate development and redevelopment at the appropriate times to avoid impediments to SCDOT acquisition of Right-of-Way, and to prevent undue impacts to property owners, businesses, and residents during Right-of-Way acquisition.
- 5) That after construction is complete, SCDOT will turn over ownership of the new parallel roadway and its rights-of-way to the Cities with comprehensive roadway and landscaping Maintenance Agreements, with the following ownership limits imposed:
  - City of Greenville ownership of the parallel roadway from Verdae Boulevard to the Genesee-Wyoming railroad crossing;
  - City of Mauldin ownership of the parallel roadway from the Genesee-Wyoming railroad crossing to Woodruff Road
- 6) That the congestion currently existing on Woodruff Road should not be allowed to be replicated on the new parallel road, and that the local jurisdictions have a responsibility to identify and utilize the “best

practices" of Access Management and Parcel Connectivity to mitigate negative land use impacts on the future corridor infrastructure, including but not limited to:

- Cross-parcel connectivity access;
- Prohibiting the creation of new curb cuts along the new parallel corridor unless required by law;
- Preservation of the planted and concrete median.

**7)** That the County and the Cities, understand that the Woodruff Road corridor and new parallel road from Verdae Boulevard to Smith Hines Road need a single vision and standardized implementation policy that will be developed in order to establish proactive Area Planning and Infrastructure Best Practices, regardless of jurisdictional boundaries.

**8)** That pursuant to the above items, the County and the Cities will work with GPATS and SCDOT on a single Woodruff Parallel Area Plan, at minimum agreeing to:

- A Joint and Collaborative Planning Process for any land use plans to be conducted that will affect Woodruff Road and the new parallel;
- Establishing permanent and inviolate Access Management Standards for the new parallel roadway;
- Maintaining a single set of roadway, bike/pedestrian, transit and landscaping Design Standards for the new parallel roadway;
- A single Name for the parallel roadway, even in disparate segments, from Verdae Boulevard to Woodruff Road.

**9)** That this Memorandum of Agreement shall empower and entrust the planning and engineering staffs of the County and Cities to convene regularly, be proactive in reaching out to stakeholders as appropriate, and work diligently with GPATS and SCDOT towards the completion of a Woodruff Parallel Area Plan.

This Memorandum of Agreement entered into agreement upon this day, the \_\_\_ of \_\_\_\_\_, 2026.

COUNTY OF GREENVILLE

By: \_\_\_\_\_  
Benton Blount, Chairman  
Greenville County Council

ATTEST:

By: \_\_\_\_\_  
Regina McCaskill  
Clerk to Council

By: \_\_\_\_\_  
Joseph M. Kernell  
County Administrator

Date: \_\_\_\_\_

\_\_\_\_\_  
Knox White, Mayor of the City of Greenville

\_\_\_\_\_  
Shannon Lavrin, City Manager, Greenville

\_\_\_\_\_  
Terry Merritt, Mayor of the City of Mauldin

\_\_\_\_\_  
Seth Duncan, City Administrator, Mauldin

DRAFT



# PUBLIC WORKS COMMITTEE AGENDA ITEM

**MEETING DATE:** February 2, 2026

**AGENDA ITEM:** 6c

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**TO:** Public Works Committee

**FROM:** Seth Duncan, City Administrator; Public Works Director, Matthew Fleahman

**SUBJECT:** Discussion: Inter-parcel Access Request Summer Moon

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## REQUEST

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Staff is presenting a request from Summer Moon for inter-parcel access between their parking lot and the City's staff parking lot to increase accessibility between the two parcels for their customers.

## HISTORY/BACKGROUND

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As part of the redevelopment of the old BBT building adjacent to City Hall, the developers agreed to the City's request to close the old drive thru lane. The old drive thru was often used as a cut through for traffic looking to avoid the traffic light at HWY 276 (Main Street) and E. Butler Road.



Summer Moon, the coffee shop that is now in a portion of the old BB&T building understands that reopening the old drive thru is not likely, but is requesting Council consider opening a connection between the two parking lots for inter-parcel access.

In the letter attached, the owner/operator shares the difficulty it often is for customers to leave the shop and access E. Butler Road, and sometimes new customers are routed through the old drive thru to the store. Summer Moon believes that opening a parking lot access will help increase access to the store.

## **ANALYSIS or STAFF FINDINGS**

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Inter-parcel access has been a long time desire of urban planning and is a corner stone to reducing curb-cuts, congestion, and accidents. Expanding inter-parcel access does provide drivers with more alternatives for both entry and exit of a property. The City's City Center Village Master Plan highly promotes inter-parcel access as part of the walkable village concept. The installation of inter-parcel access will likely result in the loss of 2 parking spaces for Summer Moon.



## **FINANCIAL IMPACT**

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None.

## **RECOMMENDATION**

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Staff recommends that the Public Works Committee and City Council consider allowing the property owner to create a parking lot access between the two properties.

## **ATTACHMENT**

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- Summer Moon Request

Price Garcia  
Director of Operations  
Summer Moon Coffee SC  
11/25/2025

Mayor Terry Merritt  
City of Mauldin

Dear Mayor Merritt,

I want to begin by thanking you for your leadership in shaping the growth and success of Mauldin. I know you lead with a vision for a healthy, vibrant, and growth-minded city, and I share that goal for Summer Moon's role here in Mauldin.

When we signed on to open in Mauldin, we were excited to bring our vision, mission, and values into the heart of this city:

- Vision: To be the most trusted and beloved coffee experience in every community we serve, known for memorable quality, genuine connections, and lasting impact in every cup.
- Mission: We build a consistent and compelling experience through strong leadership and everyday execution — creating the path toward a place people can trust, love, and return to.
- Core Values: We love people. We think like owners. We pursue excellence. We serve fast, fresh, and friendly.

Our team at Mauldin lives this out daily, and I am proud of how aligned they are with these principles. But despite the team's strength, we face a unique challenge: our location is significantly underperforming compared to our other Summer Moon shops.

For context:

- Grand Opening Sales: Mauldin \$3,066 vs. Mills \$8,662, Southside \$9,736, Clemson \$6,427.
- Weekly Averages: Mauldin \$14,500 vs. Mills \$21,000, Southside \$27,000, Clemson \$18,000.
- 3-Month Guest Count (June 2025-August 2025): Mauldin 20,142 vs. Mills 29,337, Southside 36,247, Clemson 20,011 (with 1.5 months of summer campus slowdown).

These numbers make it clear that the issue is not marketing or team performance — it is accessibility. The closure of the back access road, which was not part of our original agreement

when committing to Mauldin, has created a significant barrier. Even Google Maps and Apple Maps currently route guests through the back access, which means many first-time visitors are being directed to an entry they cannot use. This results in missed visits and lost opportunities to serve our community.

At the same time, the people of Mauldin have made it clear they love having Summer Moon here. In just ten months, we've received 223 Google reviews with a 4.9-star rating — one of the strongest responses of any of our locations. When guests can reach us, they consistently praise the quality, service, and welcoming atmosphere our team provides.

We project that reopening the back access would increase sales by at least \$2,000 per week, meaning stronger tax contributions, more local jobs, and a thriving community space that reflects well on the City of Mauldin.

I deeply respect your concern about cut-through traffic and City Hall access. To ease those concerns, we would welcome mitigations such as:

- Speed bumps to slow cut-through traffic
- Clear signage indicating “No Through Access”
- Considered hours of operation if necessary
- Or, as a compromise, reopening the access with a temporary monument sign for 30 days — allowing us to evaluate the impact together before any long-term decision is made

I also appreciate your long-standing support for private enterprise and limited government. Reopening this access would not only honor those principles, but would also empower a small business — already embraced by Mauldin residents — to reach its full potential and contribute more meaningfully to the city's growth.

My request is simple: that you reconsider reopening the back access to our shop so that Summer Moon Coffee can truly thrive here in Mauldin. We are not asking for exceptions — only for the ability to succeed under the same fair conditions that were part of our initial agreement.

I believe Mauldin is a city that wants small businesses to flourish. With your support, we can ensure our Mauldin location is not just surviving, but thriving, contributing daily to the vision we both share for this community.

With respect,

Price Garcia  
Director of Operations, Summer Moon Coffee SC