

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