

MINUTES
PUBLIC WORKS COMMITTEE MEETING FEBRUARY 2, 2026, 6PM
CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD
2nd and final committee meeting

Committee Members: Jason Kraeling (Chair), Carol King and 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: January 5, 2026

Motion: Councilman Reynolds made a motion to approve 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 painting is complete at city hall and the ADA door in the lobby has been installed.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. City Hall Generator Replacement

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. 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.

On November 3, 2025, the Public Works Department released a Request for Quotation for the replacement of the existing generator with a new unit capable of powering the entire facility. The proposals were due on December 3, 2025, and the City received five submittals. The lowest responsible bid was in the amount of \$245,332.46 by Generator Services, Inc.

To date, \$24,440.11 of the allocated \$250,000 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.

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.

Councilman Reynolds asked if there would be a maintenance plan. Mr. Fleahman said we have a third-party who will come in and inspect the new generator as well the generators at the sewer pump stations.

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

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

b. MOA- Woodruff Road Congestion Relief Project

The Greenville-Pickens Area Transportation Study (GPATS) has prioritized the Woodruff Road Congestion Relief Project in its Long-Range Transportation Plan. 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.

The agreement 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

There will be costs associated with road maintenance. These costs are expected to be absorbed by the Street Division in the Public Works Department.

There are a few wordsmith changes by our City Attorney just given today. A finalized version will be ready by the Council meeting.

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).

c. Discussion: Inter-parcel Access Request Summer Moon

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.

Mr. Fleahman said before this cut-through was closed down, there was a large number of cars that did cut through to avoid the traffic light at Butler and 276. He believes opening the cut-through would cause more problems. Chairman Kraeling said he understands Summer Moon's perspective, but does not want to open the road again. Councilwoman King said it goes against the goal of that area being walkable.

Committee will take no action on this item.

7. Public Comment- None

8. Committee Concerns- Councilwoman King thanked the department for their hard work during the ice and snow events.

Chairman Kraeling said he has had some residents ask him of the possibility of snow plows on city trucks. Mr. Fleahman said he is going to ask for use of some of the funds from the used equipment disposal to purchase a brine system for one of the dump trucks and some plows for a few of the heavy duty trucks. A couple plows have already been ordered.

9. Adjournment- Chairman Kraeling adjourned the meeting at 7:00 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk