

**MINUTES  
CITY OF MAULDIN  
COUNCIL MEETING  
DECEMBER 16, 2024  
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.

Others present were City Attorney Daniel Hughes and City Administrator Seth Duncan

**1. Call to Order-** Mayor Merritt

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

**2. Proclamations and Presentations**

- a. Oliver Stull Swim Certificate Presentation- Mayor Merritt presented the certificate
- b. Mauldin Police Explorers Presentation- The Explorers were present for recognition.
- c. Mauldin Chamber Report- Ozzy Custodio, Jr. represented the Chamber. This is his last year as President and he thanked Council for the relationship between the City and Chamber.

**3. Reading and Approval of Minutes**

- a. City Council Meeting- November 18, 2024

**Motion:** Councilman Matney made a motion to approve the minutes with Councilman Kraeling seconding.

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

- b. Council Workshop- December 2, 2024

**Motion:** Councilwoman King made a motion to approve the minutes with Councilman Matney seconding.

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

**4. Public Comment**

- a. Megan Brock- 311 Wild Rice Drive. Ms. Brock spoke against the new stadium. She has done some research and the average attendance for similar soccer games is 2,000 spectators per game. The most well attended game had less than 5,000 spectators. She asked why a 10,000-person stadium is going to be built. Why is the City of Mauldin contributing \$4 million to a project when you don't know where anyone will be able to

park? The 385 corridor is already heavily populated, and the stadium will make the problem worse. This situation is extremely dangerous. There was a post from the City stating the noise ordinance would apply to programming and noise must cease by 11:00 p.m. Ms. Brock said Council granted a full exemption from this back in 2019. Ms. Brock would like the City to be more transparent.

## **5. Report from City Administrator**

City Council's meeting schedule for calendar year 2025 has been posted and includes Committee and Council meeting dates. Council Committees will continue to meet on the 1st Monday of each month at 6pm, unless moved for a holiday, and Council Meetings are held on the 3rd Monday at 7pm. All meetings are held in Council Chambers at 5 East Butler Road. All meetings are open to the public. Council's regular meeting on January 20th will be held as scheduled

City offices will be closed next Tuesday and Wednesday in observance of Christmas. Sanitation services will also be suspended those two days with pick-ups being rescheduled for Thursday and Friday. City offices will also be closed New Year's Day, with sanitation services being affected similarly.

## **6. Report from Standing Committees**

- a. Economic Planning & Development (Chairperson Matney)- No report
- b. Public Safety (Chairperson King)- No report
- c. Public Works (Chairperson Kraeling)- No report
- d. Finance and Policy (Chairperson Reynolds)- No report
- e. Recreation (Chairperson Allgood)- Chairman Allgood reported Spring sports registrations start January 1<sup>st</sup>.
- f. Business and Development Services (Chairperson Steenback)- No report

## **7. Unfinished Business-**

Ordinances- 2<sup>nd</sup> Reading

- a. Ordinance 1047-Accommodations Tax and Hospitality Tax Revenue bond  
The City will commit \$4,000,000 to the Bridgeway stadium project. This commitment will be made in the way of a Revenue Bond derived from Hospitality and Accommodations Tax Revenue. H and A money must be used in a way that encourages tourism.

**Motion:** Chairman Reynolds made a motion to accept this ordinance on second reading. Councilwoman King seconded the motion.

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

- b. Ordinance 1048-Sale of Property on East Butler

This ordinance will approve the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project AND to authorize additional temporary construction easement for the project.

**Motion:** Chairman Kraeling made a motion to accept this ordinance on second reading. Councilman Reynolds seconded the motion.

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

## 8. New Business-

Ordinances- 1<sup>st</sup> Reading

- a. An ordinance to rezone a 2-acre portion of a property located at Fowler Circle (p/o Tax Map Parcel #M007.03-01-013.00

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

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

Committee of the Whole

- b. Final Debris Removal

**Motion:** Councilman Matney made a motion to consider this item informally. Councilwoman King seconded the motion.

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

Staff is requesting \$750,000 for final debris removal from Hurricane Helene storm damage. The funding requested will be in addition to funds already spent and would be appropriated from Unassigned Fund Balance from the General Fund.

**Motion:** Councilman Matney made a motion to appropriate the funds for storm debris removal. Councilwoman King seconded the motion.

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

## 9. Public Comment- None

## 10. Council Concerns

Councilman Matney wished everyone a Merry Christmas.

Councilman Steenback thanked staff and Council for all their help during his first year on Council.

## 11. Call for Executive Session

**Motion:** Councilman Matney made a motion to adjourn into executive session for consideration of the items stated below. Councilman Reynolds seconded the motion.

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

- a. Executive Session to consider an economic development matter related to Bridgeway Station as allowed by State Statute Section 30-4-70(a)(2)
- b. Executive Session to consider negotiations incident to proposed contractual arrangements and proposed sale or purchase of property as allowed by State Statute 30-4-70 (a)(2)
- c. Possible action on items discussed in Executive Session

Mayor Merritt reconvened the meeting at 9:34 p.m. Councilman Reynolds reported no decisions were made and no action was taken in executive session.

**Motion:** Councilman Matney made a motion to authorize the Mayor or his designee to sign a Letter of Intent for the purchase of property, to negotiate a Purchase and Sales Agreement of said property, and authorize the use of \$20,000 (Annexation Fund) for due diligence. Councilman Reynolds seconded the motion.

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

## 12. Adjournment- Mayor Merritt adjourned the meeting at 9:36 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk