

## PUBLIC HEARING(S)

### Sewer Pump Station Fee Public Hearing

The public hearing was called to order at 7:02 p.m. No public comments were made. The public hearing closed at 7:04 p.m.

**MINUTES  
CITY OF MAULDIN  
COUNCIL MEETING  
JULY 21, 2025  
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Pro Tempore Taft Matney, Council members Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback. Mayor Terry Merritt was out of town.

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

**1. Call to Order-** Mayor Pro Tempore Taft Matney

- a. Welcome- MPT Matney
- b. Invocation- MPT Matney
- c. Pledge of Allegiance- MPT Matney

**2. Proclamations and Presentations**

- a. 8U, 10U, and 12U Flag Football Presentations  
Mayor Pro Tempore Matney read the proclamations. MPT Matney and Recreation Chairman Frank Allgood handed out the certificates.

**3. Reading and Approval of Minutes**

- a. City Council Meeting – June 16, 2025

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

**Vote:** The vote was unanimous (6-0).

- b. City Council Workshop – June 26, 2025

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

**Vote:** The vote was unanimous (6-0).

#### **4. Public Comment (Agenda Items)**

- a. Reeda Abdo- 105 Remington Court. She spoke about the proposed sewer lift station fee. Deer Ridge has not been charged a fee in 25 years, but now will be charged.
- b. Gene Kady- 106 White Tail Court. Mr. Kady said he looked at the Finance and Policy committee agenda and the Deer Ridge agreement from 1998 stated the neighborhood would be charged a fee. This fee has not been charged for 26 years.
- c. Grace Outlaw- 106 Meadowood Drive. She said she is opposed to the change in the OD District. She has not been able to attend all of the public meetings, but wanted to make her feelings known.
- d. James Kennedy- 123 Meadowood Drive. He opposes the zoning change from OD to C2. C2 would lower property values and cause more traffic. Meadowood is a historical community that everyone would like to live in.
- e. John Rainey- 103 Woodgreen Drive. He said the existing retaining pond is a problem now, and he doesn't know why another would be added. Issues with the existing pond have not been corrected. The problem is already there. The residents have spoken loud and clear.

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

As part of the City's efforts to enhance parks and recreation opportunities for all residents, we are seeking community feedback to help shape the future of Mauldin's parks, programs, and facilities. Take the short survey by following the link on our website or social media, or simply go to [www.surveymonkey.com/r/MauldinRecreation](http://www.surveymonkey.com/r/MauldinRecreation). The survey will be open until August 1st and we have received over 500 responses so far. We hope everyone here and those watching at home will take the survey and lend their voice to the future of our great programs and spaces.

Tickets for the Mauldin Theatre Company's season opener of *The Prince of Egypt* go on sale next week on July 15. You don't want to miss the South Carolina premiere of this Grammy-nominated musical.

The entire community is invited to National Night Out on Tuesday, August 5th from 5pm to 9pm at the Mauldin Cultural Center. Hosted by the Mauldin Police Department, the community building event will feature live music, bounce houses, k-9 demonstrations, dance performances, balloon art, public safety vehicles and much more. There will be free food and drinks while supplies last.

## 6. Report from Standing Committees

- a. Economic Planning & Development- No report
- b. Public Safety- Chairwoman King reported the new police mobile command vehicle will be at National Night Out on August 5<sup>th</sup> for the community to see.
- c. Public Works- No report
- d. Finance and Policy- No report
- e. Recreation- Chairman Allgood reminded everyone to take the survey on recreation services.
- f. Business and Development Services

## 7. Unfinished Business

### Ordinances 2nd Reading

- a. An ordinance establishing a sewer pump station fee for parcels of the Adams Glen, Riley Trace, Ameris, and Deer Ridge subdivisions; and reestablishing the pump station fee for Indigo Point, The Retreat, and parts of the Pine Forest subdivision

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

Chairman Reynolds said the City has been maintaining the pump station for 26 years, which amounts to about \$400,000. The residents will now pay a fee annually to help offset maintenance and use costs.

Councilman Kraeling said a pump station is needed for neighborhoods that need to have their sewerage pumped up due to the location of the properties. Not all neighborhoods require a sewer lift station. The fee amount depends on the capacity of the pump, the costs, and the number of houses sharing the maintenance fee. This is not a money-making operation for the City.

**Vote:** The vote was unanimous (6-0).

- b. An ordinance authorizing the conveyance of a perpetual and non-exclusive easement to Duke Energy

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

**Vote:** The vote was unanimous (6-0).

## 8. New Business

### Ordinances 1st Reading

- a. An amendment to the Mauldin Zoning Ordinance updating the standards and allowed uses in the O-D zoning district

**Motion:** Chairman Steenback made a motion to hold this item on the floor. Councilwoman King seconded the motion.

Councilman Kraeling said his role on council is to do no harm. He addressed Meadowood residents and told them if the swim school is unwanted and the zoning designation stays at C2, a daycare may go in at the location. A daycare may bring more traffic. The location is zoned for a daycare and there would be nothing Council could do about it. He asked the residents to think about what they have been asking for. He doesn't want to make the situation worse.

**Vote:** The vote was unanimous (6-0).

- b. An ordinance to adopt section 6-14, keeping live chickens, to the animal control ordinance

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

**Vote:** The vote was unanimous (6-0).

### **Standing Committee Items**

- c. SCIIP Grant Amendment

**Motion:** Chairman Kraeling made a motion to approve the use of funds to match the increased grant funds for the SCIIP Basin RG2 Sewer Rehabilitation Project. Councilman Reynolds seconded the motion.

**Vote:** The vote was unanimous (6-0).

- d. GLDTC Municipal Match Resurfacing Program FY2025-2026 Participation Agreement

**Motion:** Chairman Kraeling made a motion to approve the participation agreement. Councilman Steenback seconded the motion.

Councilman Allgood asked which roads would be repaved. Mr. Duncan said this is a continuation of the list from last year.

**Vote:** The vote was unanimous (6-0).

- e. Judicial Restructuring Appointments

**Motion:** Chairwoman King made a motion to approve the restructuring of the judicial department. Councilman Kraeling seconded the motion.

**Vote:** The vote was unanimous (6-0).

f. SCORF Program

**Motion:** Chairwoman King made a motion to direct staff to accept the SC Opioid Recovery Funding available for withdrawal. Councilman Kraeling seconded the motion.

Daniel Hughes said he could draft a resolution if we need one to distribute the funds.

**Motion:** Councilwoman King made a motion to amend the motion to include to direct the city attorney to prepare a written resolution to authorize distribution of funds. Councilman Reynolds seconded the motion.

**Vote:** The vote on the amendment to the motion was unanimous (6-0).

**Vote:** The vote on the motion as amended was unanimous (6-0).

g. Undiscovered South Carolina Grant Match

**Motion:** Chairman Allgood made a motion to approve the match in the amount of up to \$200,000 from the FY2026 H&A Contribution to Fund Balance for sewer improvements at Sunset Park. Councilman Steenback seconded the motion.

**Vote:** The vote was unanimous (6-0).

**Committee of the Whole-** None

**9. Public Comment (Non-Agenda Items)**

- a. Delaney Oja of 820 Knollwood Drive. Ms. Oja spoke about 207 Chetsworth Lane in the Ashford subdivision. The property has illegal activities going on and had a large pool party on the 4<sup>th</sup> of July in which about 300 people were in attendance and a cover charge of \$35.00 per attendee was collected. She asked for Council's support with the ongoing issues with the property.
- b. Michelle Hanks: She spoke of flooding issues and runoff she is having at her home on 401 Knollwood Drive.

**10. Council Concerns**

Councilman Kraeling said the City is doing what it can to help mitigate stormwater issues. Stormwater remediation is very expensive. We have requested grants and have spent

money to try to make things better.

## **11. Call for Executive Session**

**Motion:** Councilman Reynolds made a motion to adjourn into executive session to consider the three items listed below with Councilman Steenback seconding.

**Vote:** The vote was unanimous (6-0).

Executive Session to consider:

- a. Negotiations incident to proposed contractual arrangements regarding Bridgeway Stadium as allowed by State Statute 30-4-70(a)(2)
- b. Negotiations incident to proposed sale or purchase of property within City Center as allowed by State Statute 30-4-70(a)(2)
- c. Discussion regarding the development of security personnel or devices as allowed by State Statute 30-4-70(a)(3)

Immediately following Executive Session:

Possible action on items discussed in Executive Session

Mayor Pro Tempore Matney reconvened the Council meeting at 9:18 p.m. Councilman Reynolds reported no decisions were made and no action taken in executive session.

**Motion:** Councilman Allgood made a motion to authorize the Mayor and or his designee to sign a Letter of Intent for Project Crow's Nest. Councilman Steenback seconded the motion.

**Vote:** The vote was unanimous (6-0).

**12. Adjournment-** Mayor Pro Tempore Matney adjourned the meeting at 9:19 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk