



# CITY COUNCIL MEETING

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**MONDAY, APRIL 20, 2026 | 7:00 PM**

**City Council will meet in the Mauldin City Hall Council Chambers, 5 East Butler Road**

Please note that members of the public are encouraged to participate 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

**CITY OF MAULDIN  
COUNCIL MEETING AGENDA  
APRIL 20 , 2026  
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

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| <b>1. Call to Order</b> <ul style="list-style-type: none"><li>a. Welcome</li><li>b. Invocation</li><li>c. Pledge of Allegiance</li></ul>   | Mayor Merritt  |
| <b>2. Proclamations and Presentations</b> <ul style="list-style-type: none"><li>a. HRTHUDL Foundation AED Presentation</li><li>b. Opioid Use Prevention Presentation</li><li>c. Rize Prevention Presentation [Pages 4-8]</li><li>d. National Day of Prayer Proclamation [Page 9]</li></ul> | Mayor Merritt  |
| <b>3. Reading and Approval of Minutes</b> <ul style="list-style-type: none"><li>a. City Council Meeting – March 16, 2026 [Pages 10-13]</li></ul>   | Mayor Merritt  |
| <b>4. Public Comment (Agenda Items)</b>  | Mayor Merritt  |
| <b>5. Report from City Administrator</b><br>Mauldin Chamber Report [Pages 14-15]   | Seth Duncan  |
| <b>6. Report from Standing Committees</b> <ul style="list-style-type: none"><li>a. Economic Planning &amp; Development</li><li>b. Public Safety</li><li>c. Public Works</li><li>d. Finance and Policy</li><li>e. Recreation</li><li>f. Business and Development Services</li></ul>         | Chairman Matney<br>Chairwoman King<br>Chairman Kraeling<br>Chairman Reynolds<br>Chairman Allgood<br>Chairman Steenback |
| <b>7. Unfinished Business</b><br><b>Ordinances 2nd Reading</b><br>None   | Mayor Merritt  |

**8. New Business** Mayor Merritt

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

None

**Standing Committee Items**

None

**Committee of the Whole**

- a. Adams Glen Pump Station Modification [Pages 16-17]

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

**10. Council Concerns** Mayor Merritt

**11. Call for Executive Session** Mayor Merritt

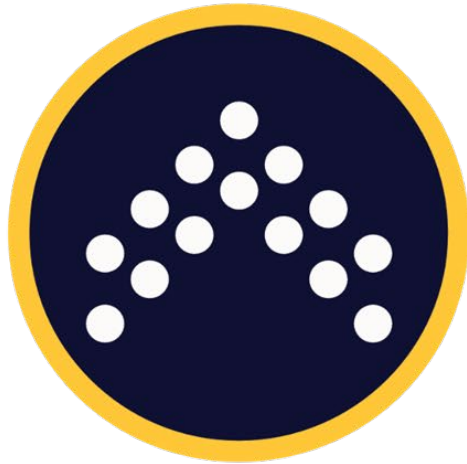
Executive Session to consider the following items as allowed by State Statute 30-4-70(a)(2):

- a. Project Partial
- b. Project Crow's Nest
- c. Project Peak
- d. Project Oak
- e. Receipt of legal advice on matters covered by attorney-client privilege regarding potential Amendments to Ordinances 1065-1066

*Immediately following Executive Session*

**Possible action on items discussed in Executive Session** Mayor Merritt

**12. Adjournment**



**RIZE**  
**PREVENTION™**

## **Our Mission :**

**We inspire and equip youth to *rize above* the influence of substance use and addiction.**

## Our Values:

**I**nvested

**R**espect

**I**ntegrity

**Z**eal

**E**ncouragement



**Mental Health  
is the Root**

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**Addiction is  
the Symptom**

**Prevention is the Cure™**



# Parent Resources & Toolkits



**Parent Toolkit: English**



**Parent Toolkit: Spanish**

Parent Resources Linktree: <https://rizeprevention.org/resources/>



**PROCLAMATION**

**NATIONAL DAY OF PRAYER**

WHEREAS, America needs a moral rebirth and nearly every problem facing our nation today springs from a moral base; and

WHEREAS, We need to implore God’s blessings on our country; and

WHEREAS, We need to ask God to forgive our sinfulness and restore our moral perspective; and

WHEREAS, We ask that our citizens be reminded of II Chronicles 7:14: “If my people, who are called on by My name, shall humble themselves and pray, and seek My face, and turn from their wicked ways; then I will hear from heaven, and will forgive their sin, and will heal their land.”

NOW THEREFORE, I, Terry Merritt, Mayor of the City of Mauldin, do hereby proclaim Thursday, May 7, 2026 as

**National Day of Prayer**

In the City of Mauldin and urge our citizens to join the millions of other Americans across the nation in praying for a moral rebirth in America.

\_\_\_\_\_  
Terry Merritt, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Miller, Municipal Clerk

**MINUTES**  
**CITY OF MAULDIN COUNCIL MEETING**  
**MARCH 16 , 2026**  
**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.

City Attorney Daniel Hughes, City Administrator Seth Duncan, and Assistant City Administrator Greg Saxton were also present.

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

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

**2. Proclamations and Presentations**

- a. Museum of Revolutionary War History Proclamation

Mayor Merritt read the proclamation.

**3. Reading and Approval of Minutes**

- a. City Council Meeting – February 16, 2026
- b. City Council Budget Workshop- March 5, 2026

The minutes were approved by unanimous consent.

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

**a. Public Hearing- GCRA**

Francisco Arnaiz from GCRA held a public hearing to present CDBG and HOME funding for the current year. Three public comments were made. The public hearing concluded at 7:28 p.m.

**5. Report from City Administrator**

Mr. Duncan reported construction is nearing completion along Jenkins Street and Jenkins Court. Only a few items remain on the contractor's punch list and the new railroad crossing should be open in the next few weeks. The required new railroad crossing signs will need to be in place for 2 weeks before the crossing will be allowed to open to the public.

Construction continues at GE Vernova Park, the City's stadium at BridgeWay Station. Edifice is still on target for a mid- to late-May handover of Phase I which will include the field, east concessions and bathrooms building, 4,050 fixed seats, and the fully operational scoreboard.

The west building will be starting soon and will feature a team store, team locker rooms, additional restrooms, concessions, a VIP lounge, and suites. The west building should be operational by March of next year.

City staff continue to meet with representatives from Greenville Pro Soccer, BridgeWay Station, and others to iron out parking, gameday logistics, and traffic management. BridgeWay Station has begun the process of expanding surface parking at BridgeWay as well as new road infrastructure that will benefit the stadium and future planned development.

Upcoming Events:

March 20-29th – Beetlejuice Jr at MCC

One Mauldin: A Community Celebration – Thursday, April 9th from 6-9pm. The event will celebrate the City of Mauldin with live music, great food, and fun for the entire family. The City will unveil its new brand and marketing strategy to the community during the event.

Mauldin Blues & Jazz – April 18th 4pm-9pm

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

- a. Economic Planning & Development- None
- b. Public Safety- None
- c. Public Works-None
- d. Finance and Policy- None
- e. Recreation- None
- f. Business and Development Services- Chairman Steenback thanked Mr. Dyrhaug and his staff for all their work during the increase in permit and license numbers over the years.

## **7. Unfinished Business**

**Ordinances 2nd Reading-** None

## 8. New Business

**Ordinances 1st Reading-** None

**Standing Committee Items-** None

### **Committee of the Whole**

**Motion:** Councilman Matney made a motion to consider this item informally as committee of the whole with Councilman Steenback seconding.

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

#### a. GCRA Resolution

**Motion:** Councilman Matney made a motion to adopt the GCRA resolution. Councilman Reynolds seconded the motion.

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

**Motion:** Councilman Reynolds made a motion to consider the next item informally as committee of the whole with Councilman Kraeling seconding.

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

#### b. Resolution appointing U.S. Bank as Trustee for its Tourism Facilities Revenue Bonds

**Motion:** Councilman Reynolds made a motion to adopt the trustee resolution. Councilman Kraeling seconded the motion.

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

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

- a. Robert Mayes of 200 Shadecrest Drive said he would like the installation of speed bumps to be considered on his road due to blind spots on some portions of the road. There are kids that play on the street and he is concerned about the speed of the traffic that comes through.
- b. Greg Parrish of 29 Oak Glen Drive said he would also like speed bumps on his road. Clearfield, Mapleton and Lanewood already have them. He would like the speed bumps to be expanded to the whole neighborhood of Oak Forest.

Mr. Parrish then spoke of the Airbnbs that are in his neighborhood. There was a large party at the Airbnb at 28 Oak Glen Drive on February 7<sup>th</sup>. The police were called due to the disturbance. He proposed that the license of the property be revoked if the police are called to the same house a certain number of times within a determined period of time.

- c. Allen Jones of 31 Oak Glen Drive said he has an Airbnb across from his house and he never knows who will be staying there. Mr. Jones has called the police to come to the property numerous times. There is no mechanism to hold the property owner liable for the problems the rental is causing the neighbors.

**10. Council Concerns-** Councilman Reynolds asked that the Airbnb ordinance be revisited to possibly make a few updates.

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

**Motion:** Councilman Matney made a motion to go into executive session at 7:58 p.m. for the items listed below. Councilman Kraeling seconded the motion.

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

Executive Session to consider the following items as allowed by State Statute 30-4-70(a)(2):

- a. Proposed contractual arrangements related to Mauldin Stadium at BridgeWay Station
- b. Receipt of legal advice on matters covered by attorney-client privilege related to regulations on public property

Immediately following Executive Session

Mayor Merritt called the meeting back to order at 9:12 p.m. Councilman Matney reported out no decisions were made and no action was taken in executive session.

Possible action on items discussed in Executive Session- None

**12.Adjournment-** Mayor Merritt adjourned the meeting at 9:13 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# Greater Mauldin Chamber of Commerce

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City Council Meeting Report  
Monday, May 20, 2026

## State of the Chamber

### 1. Growing Together

The Greater Mauldin Chamber of Commerce continues to focus on strengthening relationships with the city to promote mutual prosperity while connecting businesses and the community.

### 2. Chamber Engagement & Partnerships

We remain committed to creating opportunities for businesses to connect, grow, and thrive through networking events, educational programs, and community partnerships. These efforts continue to increase visibility for local businesses while fostering meaningful engagement across Mauldin.

## Upcoming Events – Opportunities to Attend

- April 22, 11:30a | Lunch & Learn: When Employee Benefits Don't Benefit the Business
- April 28, May 12, & May 26, 8 - 9:30a | Coffee Connections Morning Networking
- April 29, 12p | FICA Tax Savings Webinar (Online)
- April 30, 5:30 – 7:30p | Business After Hours – Truliant Federal Credit Union
- May 1, 8:30 – 10a | First Friday Coffee: Commerce & Community
- May 4 | 35th Annual Mauldin Chamber Golf Classic
- May 7, 10:30a – 12p | Ribbon Cutting & 1-Year Celebration – Greenville Mercy Counseling
- May 13, 8 – 9:30a | Quarterly Manufacturing Excellence Breakfast
- May 20, 11:30a | Lunch & Learn – Museum of Revolutionary War History
- May 21, 5:30 – 7:30p | Business After Hours at Neely Village
- June 3, 12 – 1:30p | Mauldin Chamber Leads Group
- June 6, 9a–2p | Mauldin Chamber Car Show at BridgeWay Station

### **Ongoing Engagement**

The Mauldin Chamber continues to host ribbon cuttings, networking events, and educational opportunities throughout the year to support business growth and community connection.

If you are not currently receiving our weekly newsletter, distributed each Thursday at 8a, please let us know so we can ensure you are added. The newsletter includes updates on ribbon cuttings, new events, networking opportunities, and more.

We would also like to formally invite you to attend our First Friday Coffee | Commerce and Community, held on the first Friday of each month at the Chamber office. This event provides an opportunity to connect with local businesses and community members in a welcoming environment.

The Chamber remains committed to fostering connections and creating meaningful opportunities for businesses and the community.

Respectfully submitted,  
Kim Guthrie, President

# PUBLIC WORKS AGENDA ITEM

**MEETING DATE:** April 20, 2026

**AGENDA ITEM:** 8a

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**TO:** City Council

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

**SUBJECT:** Adams Glen Pump Station Modification

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## REQUEST

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Authorization is requested to utilize funds from Public Works Department Sewer Division to cover the costs of installing a Voltage Regulator at the Adams Glen Pump Station.

## HISTORY/BACKGROUND

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The Adams Glen Pump station was accepted into the City of Mauldin’s collection system inventory in June of 2024. At the time of acceptance, no waste was tributary to the station, and no homes had been constructed. Over the last twenty-two months, homes have been constructed and staff began dealing with station pumps tripping breakers.

Staff has worked with the vendor, the installer, and the manufacturer of the station to address the issue. During this investigation, it was determined that everything in the station operated properly when run off the generator; however, when connected to the “live” power, surges or drops in one leg was tripping out the station. Staff worked with Duke and had the transformer set to a lower voltage; however, during periods of high electrical use in the neighborhood, drops or surges were still noted. Duke was contacted but they continue to assert that the surge and drops are within “spec.”

## ANALYSIS or STAFF FINDINGS

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Staff worked with the City’s electrical contractor and received quotes to install a Power Conditioning Voltage Regulator. These units are installed between the live electrical and the systems, to regulate the three legs of the electrical system. Excel Electric can install the unit and through its use, ensure that the wastewater pump station stays online throughout the day. The cost of the unit and the installation is \$75,000. This is a one time expenditure and will not require any additional costs.

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## **RECOMMENDATION**

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Staff recommends that the City Council approve the allocation of funds to purchase the Power Conditioning Voltage Regulator for the Adams Glen Pump Station.