

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 7th. 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

