



CITY COUNCIL MEETING AGENDA

**MONDAY, AUGUST 17, 2026, 7:00 P.M.
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662**

COUNCIL MEMBERS

Mayor

Terry Merritt

Council Members

Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback

AGENDA

1. Call to Order

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

2. Proclamations and Presentations

- a. Recognition of Police Explorers
- b. Ann Huyler, South Carolina Forestry Commission
- c. MTC Federal Credit Union Proclamation [Page 3]

3. Reading and Approval of Minutes

- a. July 20, 2026 [Pages 4-9]
- b. Special Called City Council- August 3, 2026 [Pages 10-11]

4. Public Comment (Agenda Items)

5. Report from City Administrator

6. Report from Standing Committees

- | | |
|--------------------------------------|-------------------|
| a. Economic Planning and Development | Chairman Matney |
| b. Public Safety | Chairwoman King |
| c. Public Works | Chairman Kraeling |
| d. Finance and Policy | Chairman Reynolds |
| e. Recreation | Chairman Allgood |

All meetings are streamed live at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/>.
A quorum of Council will be present.



f. Business and Development Services

Chairman Steenback

7. Unfinished Business

Ordinances 2nd Reading

None

8. New Business

Ordinances 1st Reading

None

Standing Committee Items

Economic Planning and Development Committee (Matney)

a. Mauldin Art Trail [Pages 12-14]

Recreation Committee (Allgood)

b. Undiscovered South Carolina Grant Resolution [Pages 15-18]

9. Public Comment (Non-Agenda Items)

10. Council Concerns

11. Call for Executive Session

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

- a. Mauldin Stadium at BridgeWay Station
- b. City Center Village Redevelopment
- c. Project Trailblazer

Immediately Following Executive Session

Possible action on items discussed in Executive Session

12. Adjournment

PROCLAMATION

MTC Federal Credit Union

WHEREAS, MTC Federal Credit Union, headquartered in Mauldin, South Carolina, has proudly served its members and community for fifty years; and

WHEREAS, since its founding, MTC Federal Credit Union has remained dedicated to improving the financial well-being of individuals and families while fostering trust and integrity; and

WHEREAS, MTC Federal Credit Union helped to strengthen communities through volunteerism, charitable giving, and the work of the MTC Federal Foundation; and

WHEREAS, MTC Federal Credit Union launched its “50K for 50 Years” campaign, supporting partners that make a meaningful difference in the lives of others; and

WHEREAS, this 50th anniversary marks the conclusion of the distinguished tenure of Chief Executive Officer Bill Love and the beginning of the leadership of Kimberly Witt, who will lead the credit union into the future;

NOW, THEREFORE, BE IT PROCLAIMED that we hereby congratulate MTC Federal Credit Union on the celebration of its 50th Anniversary and offer best wishes to outgoing CEO Bill Love and new CEO Kimberly Witt.

IN WITNESS WHEREOF, we have hereunto set our hands and caused this Proclamation to be issued this ____ day of _____, 2026.

Terry Merritt, Mayor



MINUTES
CITY COUNCIL MEETING
MONDAY, JULY 20, 2026, 7:00 P.M.
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, and Michael Reynolds. Councilmen Frank Allgood and Mark Steenback were not present.

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 Matney
- c. Pledge of Allegiance- Councilman Matney

2. Proclamations and Presentations

- a. 10 U Boys' All-Star Flag Football Proclamation- Mayor Merritt read the proclamation and presented certificates to the team.
- b. Chamber Presentation- Chamber Board President Kent Johnson thanked Council for its support of the chamber and mentioned future ribbon cuttings, the annual oyster roast, and upcoming Christmas activities.

3. Reading and Approval of Minutes

- a. June 15, 2026
- b. City Council Workshop- July 6, 2026

Both sets of minutes were approved by unanimous consent

4. Public Comment (Agenda Items)

- a. Michael Yanover- 105 Meadowood Drive made a few comments regarding the comprehensive plan. He thanked Council for the efforts made on the plan but pointed out infrastructure improvements were mentioned after development plans. He believes roads, traffic patterns, and other infrastructure should be considered before development takes place.

5. Report from City Administrator

Trey Duncan will take the stage this Friday at the Mauldin Amphitheatre starting at 6:30
Randomonium will closeout our summer concert series on July 31st with fireworks.

A food truck festival will be held at Sunset Park on Saturday, July 25th

National Night Out will be Tuesday, August 4 starting at 5pm. The annual event will feature fire trucks and police vehicles, a K-9 demonstration, music, dance performances and fun for the whole family.

Registration is now open for the City's fall adult softball league until August 8th . This new rec league is open to those aged 18 and up with games being played on Mondays and Wednesdays.

A 3 on 3 basketball tournament is being organized by the Mauldin Recreation Department. For those aged 18 and up, registration is open until August 5th with games being played on August 8th and 9th. Teams of up to 4 players can register now and we hope to have 8 teams for the tournament.

Season X of the Mauldin Theater Company kicks off with "Pippin" presented by WOW! Fiber Internet starting August 14th and running until August 30th.

6. Report from Standing Committees

- a. Economic Planning and Development- No report
- b. Public Safety- Chairwoman King reported the Mauldin Explorers went to a competition in Florida and came back with two 1st place finishes.
- c. Public Works- No report
- d. Finance and Policy- No report
- e. Recreation- No report
- f. Business and Development Services- No report

7. Unfinished Business

Ordinances 2nd Reading

Business and Development Services (Steenback)

- a. Comprehensive Plan adoption.

A Comprehensive Plan is a document or series of documents for guiding the future development of a city or other jurisdiction and is based upon the stated long-term goals and objectives of the community. Once adopted, the Comprehensive Plan serves as a guide for making land use decisions, the preparation of ordinances such as the zoning ordinance and land development regulations that will be crucial to implementing the plan, and the preparation of capital improvement programs.

Motion: Councilman Matney made a motion to accept this ordinance on second reading. Councilwoman King seconded the motion.

Vote: The vote was unanimous (5-0).

8. New Business

Ordinances 1st Reading

Committee of the Whole

Motion: Councilman Matney made a motion to consider this item via the informal method as committee of the whole. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (5-0).

a. 1% Sales Tax Referendum Ordinance

Motion: Councilman Reynolds made a motion to consider this ordinance on first reading. Councilman Matney seconded the motion.

Councilman Reynolds asked if the referendum would pass by a plurality or majority vote. City Attorney Hughes answered his understanding is majority, 50% plus 1.

Motion: Mayor Merritt asked Council for a vote on whether to allow previously submitted remarks from a Council member not present tonight to be read into the minutes.

Vote: The vote was unanimous to allow the remarks (5-0).

Remarks from Councilman Steenback:

“ Timing: The unfortunate position that the state has put us in means that we’re having to rush through this process. Very rarely does rushing through something mean that you end up with the best product. This compressed timeline we’re working to hit makes me concerned that we’re going to be able to have the time we need to accomplish our due diligence.

If we’re going to allocate all the undesignated funds to paving city owned roads, then if we don’t already have one, I’d like to see a list created of the actual roads staff believe they will be able to get to with this money.

I do support giving the residents the opportunity to weigh in on and make their own decision about it and we need to make sure that we’re being as clear and transparent as possible about how it will be used, especially since the timeline is so compressed and

there is still so much confusion around what roads we're actually able to address and that most of the roads that we all know need to be dealt with are not under our jurisdiction.

I personally would like to see some of the undesignated funds used for one of the other projects that staff brought to us like the park improvements so that the impact of the tax can benefit as many citizens as possible." End of remarks from Councilman Steenback.

Councilman Reynolds said the 1% sales tax would go towards road paving. He would like the roads that are projected to be paved included in the referendum. Mr. Duncan said State law specifies the wording of the referendum, but it would say \$15.6 million for city road infrastructure improvements including repaving, drainage systems, curbs, and sidewalks, and \$4 million for a new fire station project.

Councilwoman King said other municipalities are putting out separate information through social media regarding the referendum and what is being proposed. Mr. Duncan said the information for Mauldin will be included on the City's website.

Councilman Reynolds asked if we would have to take out a bond or if it would be pay as you go. Councilman Matney said the cost to pave a road is currently \$1 million a mile. If the City does not take out a bond, the paving would not get done quickly and construction costs keep increasing.

Councilman Kraeling said this referendum will determine if there will be a 17% increase in sales tax. The Municipal Tax Relief Act makes it sound like it will substitute sales tax for your property tax. It basically says \$25 million will be raised, the taxpayers will get \$5 million back, and that will be called tax relief. He does not support this initiative.

Vote: The vote for the ordinance on first reading was 4-1 with Councilman Kraeling dissenting.

Standing Committee Items

Business and Development Services (Steenback)

b. Appointments of Boards and Commissions

Zoning Board of Appeals

Motion: Councilman Matney made a motion to re-appoint Phil Cochrane and appoint Manuel Barrientos to the Zoning Board of Appeals. Councilwoman King seconded the motion.

Vote: The vote was unanimous (5-0).

Planning Commission

Motion: Councilman Matney made a motion to re-appoint Jonathan Paulsen, Kevin Greene, and Chauncelynn Locklear to the Planning Commission. Councilwoman King seconded the motion.

Vote: The vote was unanimous (5-0).

Committee of the Whole

Motion: Councilwoman King made a motion to consider this item informally as Committee of the Whole. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (5-0).

c. Resolution to Transfer K-9 to City of Laurens

Motion: Chairwoman King made a motion to adopt the resolution and agreement to transfer the K9 to the City of Laurens with Councilman Kraeling seconding.

Vote: The vote was unanimous (5-0).

9. Public Comment (Non-Agenda Items)- None

10. Council Concerns- Councilman Reynolds thanked the Planning Commission and Zoning Board members for their willingness to serve.

11. Call for Executive Session

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

Motion: Councilman Matney made a motion to adjourn into executive session for the items listed below. Councilwoman King seconded the motion.

Vote: The vote was unanimous (5-0).

- a. Mauldin Stadium at BridgeWay Station
- b. City Center Village Redevelopment
- c. Project Diamond

Immediately Following Executive Session

Mayor Merritt called the meeting back to order at 9:39 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

Possible action on items discussed in Executive Session- None

12. Adjournment- Mayor Merritt adjourned the meeting at 9:40 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
MONDAY, AUGUST 3, 2026
AFTER COMMITTEE MEETINGS**

Council Members present: Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback. Mayor Terry Merritt was not present.

Others present: City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

1. Call to Order

- a. Welcome- Mayor Pro Tempore Matney
- b. Invocation- Councilwoman King
- c. Pledge of Allegiance- Councilwoman King

2. Unfinished Business

Committee of the Whole
Ordinances Second Reading

- a. 1% Sales Tax Referendum Ordinance

Councilman Kraeling said he would not support this ordinance.

Councilwoman King said she was willing to let the citizens vote for or against the sales tax increase. The vote tonight is not whether Council agrees with the ordinance, but whether the citizens will have a chance to vote on the referendum.

Motion: Councilman Reynolds made a motion to pass this ordinance on second reading with Councilwoman King seconding.

Vote: The vote was 5-1 with Councilman Kraeling dissenting.

3. New Business

Standing Committee Items

- a. Resolution Authorizing a Lease/Purchase Agreement for Vehicles and Equipment

Motion: Councilman Reynolds made a motion to pass this resolution and approve South State bank as the loaning authority with Councilman Kraeling seconding.

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

4.Call for Executive Session- No executive session was needed tonight.

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

- a. Lease and Stadium Project Agreement Amendment 2

Immediately Following Executive Session

Possible action on items discussed in Executive Session

5. Adjournment- Mayor Pro Tempore Matney adjourned the meeting at 7:20 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: August 17, 2026

AGENDA ITEM: 8a

TO: City Council
FROM: Gregory Saxton, Assistant City Administrator
SUBJECT: 2026-2027 Public Art Trail

REQUEST

Staff is recommending Melinda Hoffman as the chosen artist for the 2027 Public Art Trail artist for her piece “A Gathering”.

HISTORY/BACKGROUND

The City of Mauldin continually desires to build on its art trail on the Cultural Center grounds. The Mauldin Public Art Trail, established in 2014, is an initiative that was designed to beautify the community with public art displays created by South Carolina artists. The goal is to install nine public art sculptures over nine years. The new artwork will replace the oldest work after the first ten years, resulting in a new slate of public artwork every decade.

Over the past several years, City staff have issued a Request for Proposals (RFP) to solicit artist submissions for the Mauldin Public Art Trail. The RFP has been distributed through a variety of regional and national arts organizations, professional networks, and online platforms to encourage broad participation from qualified artists.

While the program has successfully attracted talented artists, staff has observed that many of the same artists have submitted proposals year after year. As the Public Art Trail continues to evolve, staff believes there is value in expanding opportunities to feature a more diverse group of artists, with a particular emphasis on showcasing talent from South Carolina and the Upstate region. This approach supports local artists while further strengthening the Public Art Trail as a reflection of the creativity and culture found within our own communities.

Ms. Melinda Hoffman, a Mauldin resident and accomplished artist, has submitted proposals for the Public Art Trail on several occasions. Recognizing both her artistic talent and her connection to the community, staff invited Ms. Hoffman to develop a concept inspired by the City's new brand identity. Specifically, she was asked to create a sculpture that reflects the spirit of the new City of Mauldin logo while also serving as an interactive piece that encourages public engagement.

The resulting concept was designed to be more than a traditional sculpture. It is intended to create an inviting destination along the Public Art Trail where residents and visitors can gather, interact with the artwork, and capture memorable photographs. This vision aligns with the City's ongoing

efforts to create meaningful public spaces that foster community pride, celebrate Mauldin's identity, and provide engaging experiences for residents and visitors alike.

OVERVIEW

A Gathering, created by artist *Melinda Hoffman*, is a striking abstract sculpture that celebrates the strength, unity, and collective spirit of a community. Crafted from weathered steel and stainless steel, the piece features a gathering of abstract human figures standing together beneath—and symbolically supporting—a suspended, star-like stainless-steel form. The simplified silhouettes, with their softened and organic edges, represent not individual identities but rather the shared character and resilience of an entire community.

Designed for a public sculpture walk, *A Gathering* serves as a powerful visual reminder that thriving cities are built upon the people who call them home. The rusted steel figures embody the diversity, history, and enduring strength of the community, while the elevated stainless-steel element symbolizes the institutions, aspirations, and shared vision that emerge from its citizens.

Rather than portraying government or civic institutions as something that stands above the people, the sculpture conveys a more meaningful message: the community itself is the foundation upon which those institutions are built. The suspended form exists because it is collectively supported by those beneath it, illustrating that the strength of a city is rooted in the collaboration, engagement, and commitment of its residents.

A Gathering is both visually captivating and deeply symbolic. It invites visitors to reflect on the importance of unity, shared responsibility, and civic pride, while reinforcing the idea that every individual plays a role in shaping the future of their community. As part of the Mauldin Public Art Trail, the sculpture would not only enhance the City's cultural landscape but also serve as an enduring representation of the partnership between citizens and the community they collectively build, sustain, and inspire.

FISCAL IMPACT

The City has budgeted \$18,000.00 for this year's Public Art Trail. The artist is notified that the project is not to exceed \$ 15,000.00 which covers artist fees, travel, materials, installation, and documentation. The final budget will be determined by the artist and the selection committee.

RECOMMENDATION

Staff recommends the artist Melinda Hoffman as her piece "A Gathering to be chosen for the 2026-2027 Public Art Trail.





CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: August 17, 2026

AGENDA ITEM: 8b

TO: City Council
FROM: Gregory Saxton, Assistant City Administrator
SUBJECT: 2026 South Carolina PRT Undiscovered Grant

REQUEST

City staff is requesting approval to apply for the 2026 South Carolina Parks, Recreation & Tourism (SC PRT) Undiscovered Grant. In conjunction with the application, staff is also seeking authorization to allocate City funding to fulfill the required matching portion of the grant. Approval of this request will enable the City to pursue external funding opportunities that support local park improvements and recreational infrastructure.

HISTORY/BACKGROUND

Sunset Park, established in 1999, was originally developed without access to public sewer infrastructure and is currently operating on a septic system. This limitation restricts the City's ability to host multiple sporting events and tournaments simultaneously due to capacity constraints. The City now has an opportunity to pursue funding through the South Carolina Department of Parks, Recreation & Tourism (SC PRT) to support the conversion of the park's wastewater system from septic to sewer. The SC PRT grant is a 50/50 matching grant, requiring the City to contribute an equal share toward the total cost of the sewer conversion project. This investment will enhance the park's functionality, support increased usage, and expand its potential for hosting regional events.

OVERVIEW

The South Carolina Parks, Recreation & Tourism (SC PRT) Undiscovered Grant is a competitive statewide funding opportunity designed to support recreation and tourism initiatives. Last month, City staff successfully completed the pre-application process and received approval to submit a full application for the 2026 grant cycle. The grant is based on scoring and entities with the highest scores are more likely to receive the funding. The cost of completing the project is \$248,000.00 and the City's match requirement would be \$124,000.00.

Sunset Park currently operates on a septic system, which frequently emits unpleasant odors and becomes overwhelmed during days with multiple events. These limitations restrict the park's usability and detract from the overall visitor experience. Converting the park to a sewer system

would significantly improve infrastructure, enhance event capacity, and increase the park's appeal for recreational and tourism activities.

Additionally, the City owns 17 acres of adjacent land slated for future development, which will be connected to the sewer system. Aligning both properties on a unified sewer system would streamline the infrastructure, improve operational efficiency, and maximize the long-term value and usability of the entire site.

The application for the 2026 SC PRT Undiscovered Grant is due by Wednesday, August 26, 2026. Given the highly competitive nature of this grant, the application process is comprehensive and requires the submission of several key supporting documents to ensure a strong score. City staff is seeking City Council's approval to proceed with the application process and to begin compiling the necessary documentation to meet the submission deadline in a timely and thorough manner. The grant process does allow the applicant to choose which quarter they believe they will be ready for implementation; therefore, the match does not have to be available in the new current fiscal year.

RECOMMENDATION

Staff recommends approval to apply for the SC PRT Undiscovered Grant.

CITY OF MAULDIN, SOUTH CAROLINA

CITY COUNCIL RESOLUTION NO. 2026-__

A RESOLUTION COMMITTING FUNDING FOR THE SOUTH CAROLINA PARKS, RECREATION AND TOURISM (SCPRT) UNDISCOVERED GRANT APPLICATION FOR THE CONVERSION OF SEPTIC TO SEWER AT SUNSET PARK

WHEREAS, the City Council of the City of Mauldin recognizes the critical need to upgrade public infrastructure at Sunset Park, one of the City's most utilized recreational assets; and

WHEREAS, the current septic system at Sunset Park limits the capacity for events, creates health and safety concerns, and poses operational challenges that hinder the park's future development and tourism potential; and

WHEREAS, the City of Mauldin seeks to apply for funding through the South Carolina Parks, Recreation and Tourism (SCPRT) Undiscovered Grant Program to assist with the conversion of the park's septic system to a municipal sewer system; and

WHEREAS, the City of Mauldin must demonstrate a financial commitment in support of this project to strengthen its application and ensure project completion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA THAT:

The City of Mauldin hereby commits to providing full funding for the total cost of the Sunset Park Septic-to-Sewer Conversion Project, associated with the South Carolina Parks, Recreation and Tourism (SCPRT) Undiscovered Grant application, in an amount not to exceed \$124,000.00 as outlined in the grant application and supporting documentation.

The source of funds for this commitment shall be the City's General Fund or Capital Improvement Fund, as authorized by the City of Mauldin's approved FY 2026 budget.

The committed funds will be available beginning the fourth quarter of the budget, and will remain dedicated to the completion of the project, subject to any applicable financial, legal, or administrative requirements.

There are no restrictions or conditions on the use of these funds beyond those established by federal, state, or local law, or by the SCPRT grant guidelines.

The City Administrator or his designee is authorized to take all actions necessary to execute the intent of this Resolution and to submit required documentation to SCPRT or any relevant agencies in support of the grant application.

DONE, RATIFIED, AND ADOPTED by the City Council of the City of Mauldin, South Carolina this ____ day of _____, 2026.

Mayor Terry Merritt

Cindy Miller-City Clerk