

**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