

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

May 12, 2026

Location: Reidville Fire Department

Mayor Josh Simpson called the meeting to order at 6:30 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Josh Simpson, Mayor Pro Tem Bob Jordan, and Council Members Amy Gore, James Richard, and Justin Beardsley. The Reidville Town Council was in full attendance. There were 13 people present in the audience.

Councilmember Amy Gore offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

Action: A motion was made by Councilmember Bob Jordan, seconded by Councilmember Justin Beardsley, to approve the workshop minutes from April 14, 2026, as presented. The motion passed unanimously.

Action: A motion was made by Mayor Josh Simpson, seconded by Councilmember Amy Gore, to approve the workshop minutes from April 22, 2026, as presented. The motion passed unanimously.

Mayor Josh Simpson confirmed with Town Administrator that there was no one signed up prior to speak. Mr. Simpson asked if any audience member had a brief comment. Audience member Buddy Carlton stated good job.

Councilmember James Richard gave an update on the local government investment pool account.

Action: A motion was made by Councilmember James Richard, seconded by Councilmember Justin Beardsley, to accept the April 2026 Financial Report, as presented. The motion passed unanimously.

Mayor Josh Simpson announced that, for the third year, the Town is accepting applications for interns to be included in the Town. He stated that he is currently reviewing approximately 10 applications and will present a short list to Council at the next meeting.

Councilmember Bob Jordan reported that the College Street/Chestnut Street intersection project is on schedule and is expected to be completed by the end of June. He added that the County paving project should be wrapping up by the end of the month. He also stated that the facility has been torn down and the well has been filled in. Overall, all projects are progressing according to schedule.

Councilmember Justin Beardsley reported that, if residents have not yet seen it, there is a speed radar sign on Reidville Road. Audience member Buddy Carlton asked who is responsible for the radar and whether residents could also get one on Gaston Street and throughout Reidville. Mr. Jordan stated that there has been an issue with kids riding motorcycles and electric bikes. Councilmember Beardsley added that the Sheriff's Office is aware of the issue, but its ability to enforce certain matters is limited due to legislative restrictions.

Councilmember Amy Gore reminded everyone that the spring festival will be held on Saturday, May 16, 2026, and expressed hope that all residents would join the event.

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

May 12, 2026

Administrator Christine McKaba stated for the record that the Town of Reidville has received notice of a summons related to litigation filed by Triad Development. As this matter is pending litigation, the Town Council and Town staff will not provide comments.

Action: A motion was made by Councilmember Justin Beardsley, seconded by Councilmember Amy Gore, to approve the first reading of Ordinance 2026-02. The motion passed unanimously.

Action: A motion was made by Councilmember Bob Jordan, seconded by Councilmember Justin Beardsley, to approve the second and final reading of Resolution 2026-01. The motion passed unanimously.

Action: At 6:43 p.m., a motion was made by Councilmember Justin Beardsley, seconded by Councilmember James Richard, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 8:16 p.m., a motion was made by Justin Beardsley, seconded by Councilmember Amy Gore, to exit executive session and return to open session. The motion passed unanimously.

Mayor Josh Simpson stated that no decisions were made during the executive session.

Action: At 8:43 p.m., a motion was made by Mayor Josh Simpson, seconded by Councilmember James Richard, to adjourn the meeting. The motion passed unanimously.

Attest: Christine McKaba-Town Administrator

This is a generalization of the meeting and not a verbatim transcript.

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

May 26, 2026

Location: Reidville Fire Department

Mayor Pro Tem Bob Jordan called the meeting to order at 6:00 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Pro Tem Bob Jordan and Council Members James Richard and Justin Beardsley. Stating that Mayor Josh Simpson was out of the country and Amy Gore was out of town both given prior notice of absence. There were 15 people present in the audience.

Councilmember James Richard offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

Mayor Protem confirmed with Town Administrator Christine McKaba that there was no audience member who signed up to speak in public forum.

Action: A motion was made by Councilmember James Richard, seconded by Councilmember Justin Beardsley, to approve the second and final reading of Ordinance 2026-02. The motion passed unanimously.

Town Administrator stated the following regarding Ordinance 20226-02- Notice of Adoption per Section 5-17-20 of the South Carolina Code provides that within 60 days following the enactment by the Council of an ordinance authorizing the issuance of general obligation debt, a petition signed by not less than fifteen percent of the qualified electors of the Town may be filed with the Town Administrator requesting that such ordinance be repealed. However, said Section 5-17-20 does not apply in the event the Council publishes notice of the adoption of such ordinance in accordance with the provisions of Section 11-27-40(8) of the South Carolina Code. Under said Section 11-27-40(8), a notice signed by five qualified electors requesting the repeal of such ordinance may be filed with the Town Administrator and with the Clerk of the Court of Common Pleas of Spartanburg County within 20 days of the published notice. In accordance with this provision, the notice prescribed thereby may, with the option of the Mayor or the Administrator, be published subsequent to the second and final reading of this Ordinance.

Mayor ProTem Bob Jordan went to call for motion for executive session and audience members had some follow-up questions and statements.

During the public forum portion of the meeting, Council reminded attendees that public comments must relate to posted agenda items. If a resident wishes to speak on a topic not listed on the agenda, they must submit a request to the Town Administrator by the Wednesday prior to the meeting.

Audience member Lisa Whitter asked for clarification regarding the bond ordinance, specifically wanting to know how much the bond would cost each resident. Council Member Justin Beardsley responded that Town Council will not be adding any additional millage to pay for the bond. Mrs. Whitter then asked whether the bond is intended to fund the Community Facility, including the temporary Town Hall. Council confirmed that it is.

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

May 26, 2026

She further asked whether the Town would have needed a bond if the Triad Town Center proposal had moved forward. Council Member Beardsley clarified that the Triad proposal was a separate project, and the two were never connected.

Town Administrator Christine McKaba concluded the discussion by stating that the Town does not comment on pending litigation.

Audience member Lauren Farmer asked whether, had the previous Town Center project proceeded, the Town Hall would have been a separate building from the community facility currently under construction. Council Member Justin Beardsley explained that the new multipurpose community facility will serve as a temporary Town Hall while the Town continues to grow and evaluates the appropriate timing for constructing a permanent Town Hall. The long-term plan remains for the permanent Town Hall to be located within the new downtown area at 300 College Street, as part of the broader revitalization and master planning efforts. He added that Council is being mindful of growth and financial responsibility. Because a permanent Town Hall will be a significant investment, Council believes it is more fiscally responsible not to take on debt for a building larger or more costly than what the Town currently needs. Using the community facility as a temporary Town Hall allows the Town to continue providing services without overextending financially.

Audience member Robert Whitter asked for clarification at the address of the community facility. Council confirmed the address as 7304 Reidville Road.

Audience member Dory Lewis asked for confirmation that the Town Hall project is not connected to the new downtown development. Council confirmed this, and the Town Administrator reiterated that the community facility will only serve as a temporary Town Hall. Ms. Lewis asked whether this would impact plans for the downtown area. Council Member Beardsley stated that regardless of the plans for 300 College Street, the Town Hall was always going to be a Town-funded project, not one completed by any outside developer.

An audience member asked whether council meetings are intended to be conversational. The Town Administrator explained that meetings operate similarly to a courtroom setting: if an audience member wishes to comment on an agenda item, they must raise their hand, be recognized, state their name, and address Council. Because comments may be spontaneous, staff may not always have an immediate answer. For topics not on the agenda, residents must submit a request by Wednesday prior to the meeting. If the question is simple and can be answered by staff beforehand, it will be forwarded to the appropriate chair or department. If the resident feels the response is insufficient, they may then bring the matter before Council. Council reviewed their chair positions for the audience.

Mayor Pro Tem added that Council members are always willing to answer questions but cannot discuss 300 College Street or the Town Center Project due to pending litigation.

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

May 26, 2026

An audience member asked how they could obtain information on topics that cannot be discussed publicly. The Town Administrator explained that the Town issued three public statements prior to litigation, and any additional information would need to be requested through FOIA. Mr. Jordan added that this includes contracts, MOUs, and similar documents. Council Member Beardsley noted that trade secrets cannot be disclosed. Town Administrator McKaba provided her email, cmckaba@reidvillesc.gov, for FOIA submissions.

Mayor Pro Tem stated that Council is committed to being helpful and transparent, and expressed confidence that the current Council is a strong team acting in the best interest of the Town.

Action: At 6:13 p.m., a motion was made by Councilmember James Richard, seconded by Councilmember Justin Beardsley, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 7:28 p.m., a motion was made by Justin Beardsley, seconded by Councilmember James Richard, to exit executive session and return to open session. The motion passed unanimously.

Mayor ProTem Bob Jordan stated that no decisions were made during the executive session.

Action: A motion was made by Mayor ProTem Bob Jordan, seconded by Councilmember Justin Beardsley, to have attorney Robert Childs to represent the Town of Reidville in litigation verses Triad Development and authorize Christine McKaba to execute the employment agreement for such. The motion passed unanimously.

Action: At 7:29 p.m., a motion was made by Mayor ProTem Bob Jordan, seconded by Councilmember Justin Beardsley, to adjourn the meeting. The motion passed unanimously.

Attest: Christine McKaba-Town Administrator

This is a generalization of the meeting and not a verbatim transcript.

Mr. Josh Simpson
Mayor

Mr. Bob Jordan
Mayor ProTem,
District 1

Ms. Amy Gore
District 2



Justin Beardsley
District 3

Mr. James Richard
District 4

May 2026 Financial Report

Revenue	\$ 46,729.53
Expenses	\$ 173,646.06

Bank Balances as of June 1, 2026

Truist-5561 General Account	\$441,883.50
Trusit-5596 Hospitality	\$23,193.06
First Peidmont-8924	\$243,516.73
Truist-2787 Investment Acct	\$4,190.97
Local Government Pool	\$1,420,234.93
Truist-1589 ARP	\$75.80
Multi Bank Securities-4181	\$249,447.50
Account Totals=	\$2,382,542.49



Ordinance 2026-03 2026 Budget "B"

An Ordinance To Provide Appropriations For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027 For Ordinary And Other Town Purposes; To Provide For A Levy Of Taxes On All Taxable Property In The Town Of Reidville For All Town Purposes; and, To Provide For The Expenditure Of Said Taxes And Other Revenues Coming To The Town During The Fiscal Year.

WHEREAS, the South Carolina Code of Laws requires that a municipal council shall act by ordinance to adopt a budget and levy taxes pursuant to public notice;

NOW THEREFORE BE IT ORDAINED by the Mayor and Town Council of the Town of Reidville, South Carolina, in council assembled and by the authority thereof that:

Section 1. The prepared budget, the estimated revenues for payment, and the expenses attached hereto, the terms of which are hereby incorporated herein as if set forth fully, are hereby adopted.

Section 2. For the purpose of defraying all expenses, and for other corporate purposes, a tax of sufficient millage to pay for the appropriations, after crediting against said appropriations, other revenues anticipated to accrue to the Town during the fiscal period not earmarked for specific purposes, are hereby levied and the same shall hereafter be collected as follows:

For each one hundred dollars (\$100.00) of assessed value of all real estate and personal property on which this municipal corporation is authorized and empowered by law to impose a tax in the Town of Reidville, and in proportion of all real estate and personal property of less than one hundred dollars in value, the total millage on each One dollar (\$1.00) shall not exceed .02270 or \$22.70 on each \$100.00 assessed value for the General Fund.

Should the amount levied exceed the amount required for General Fund and such excess shall remain in the General Fund to be used as Town Council may direct. The estimated 2026 "B" budget is \$ 3,059,450

Section 3. Town taxes are collected by Spartanburg County, and shall be due and payable between September 30, 2026, and January 15, 2027. After January 15th, 3% will be added to the base tax amount. After February 1st, 7% shall be added to the base tax amount. After March 16th, 15% shall be added to the base tax amount.

Section 4. Funds sufficient to cover all fiscal year 2026 "B" budget items encumbered but unpaid at the close of the fiscal year shall be carried forward from the

fiscal year 2026 “B” budget to the succeeding 2026 Budget to meet such lawful obligations of the Town of Reidville.

Section 5. This budget may be amended by the ordinance of the Town Council as may be required from time to time.

Section 6. It is the intention of the Town Council that the sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, subsection, or section of this ordinance are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance.

Section 7. This ordinance supersedes all previous or inconsistent legislation. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 8. This ordinance shall take effect immediately upon second reading of this ordinance.

First Reading: June 9, 2026

Public Hearing: July 14, 2026

Second Reading: July 14, 2026

Approved as to Form:
Daniel R. Hughes, Town Attorney

Josh Simpson, Mayor

Bob Jordan, Mayor ProTem

James Richard, Council Member

Amy Gore, Council Member

Justin Beardsley, Council Member

ATTEST:

Christine McKaba, Town Administrator

2026 "B" Budget

<u>Payables</u>		<u>Receivables</u>	
ADVERTISING & MARKETING	\$ 8,000.00	COMMUNITY DEVELOPMENT DEPT-INCOME	\$ 6,500.00
COMMUNITY DEVELOPMENT DEPT EXP	\$ 20,000.00	FRANCHISE FEES	\$ 60,000.00
EQUIPMENT RENTAL	\$ 1,200.00	Sales	\$ 500.00
FEES & COMMISSION EXPENSES	\$ 10,000.00	SERVICE & FEE INCOME	\$ 119,400.00
GENERAL BUSINESS EXPENSES	\$ 35,000.00	TAX INCOME	\$ 705,045.00
HUMAN RESOURCE DEPT	\$ 200,000.00	Uncategorized Income	\$ 2,150,500.00
INSURANCE	\$ 12,000.00	Banking Interest	\$ 18,000.00
LEGAL & ACCOUNTING SERVICES	\$ 75,000.00	2026 A Receivables Total	\$3,059,945.00
PROJECT ACCOUNT	\$ 2,150,000.00		
PUBLIC SAFETY DEPT	\$ 10,000.00		
PUBLIC WORKS DEPT	\$ 59,000.00		
TAXES PAID	\$ 150.00		
TRAVEL	\$ 15,000.00		
UNCATEGORIZED EXPENSE	\$ 229,100.00		
UTILITIES	\$ 175,000.00		
Long-term office equipment	\$ 60,000.00		
2026 A Payables Total	\$3,059,450.00		