

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

July 14, 2026

Location: Reidville Fire Department

Mayor ProTem Bob Jordan called the meeting to order at 6:30 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor ProTem Bob Jordan, Council Members Amy Gore, and James Richard. Administrator McKaba stated that Mayor Josh Simpson and Council Member Justin Beardsley gave notice of their absence from the council meeting prior to such. There were 8 people present in the audience.

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

Field Service Manager Robert Wolfe, with the Municipal Association of South Carolina, presented the Town of Reidville Council with a 2026 Honor Roll plaque. Mr. Wolfe provided a brief overview of the Municipal Elected Officials Institute and its purpose, noting that, of the 271 municipalities in South Carolina, only eight were named to the Honor Roll, including Reidville. He congratulated Reidville Town Council on this accomplishment and recognized Council members for being Municipal Elected Officials Institute graduates.

Action: A motion was made by Councilmember James Richard, seconded by Councilmember Amy Gore, to approve the council minutes from June 9, 2026, as presented. The motion passed unanimously.

Action: A motion was made by Councilmember James Richard, seconded by Mayor ProTem Bob Jordan, to accept the June 2026 Financial Report, as presented. The motion passed unanimously.

Councilmember James Richard gave a brief update on the funds in the Local Government Investment Pool.

Action: A motion was made by Councilmember James Richard, seconded by Mayor Pro Tem Bob Jordan, to designate all current Town Council members as authorized check signers on the new bank account at First Bank, with Councilmember James Richard and Administrator Christine McKaba serving as account executors and holding the Town credit cards. The motion passed unanimously.

Mayor Pro Tem Bob Jordan informed community members that concrete had been poured at 7304 Reidville Road and that the project was progressing. Administrator McKaba stated that, due to mud on Leonard Drive and Reidville Road from the concrete trucks, March Bell would have a street cleaner come out the following day to clean the affected areas.

Councilmember Amy Gore informed community members of the remaining Town of Reidville events scheduled for the rest of the year. She stated that the Town is excited to partner with the Copeland family for their annual Back-to-School Bash, which will take place on the first Saturday in August. Mrs. Gore also expressed excitement for Oktoberfest and noted that the Town had secured a German concession food vendor for the event. Mrs. Gore discussed the difficulty of finding a German band and mentioned an alternative approach that would make Reidville's Oktoberfest more Americanized while still including German food, décor, and a German-themed atmosphere. Council members agreed with this approach.

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Administrator McKaba informed the community that she will be working with engineers from Duke Energy to try to identify patterns in the brownouts and blackouts occurring frequently in the Town of Reidville. She encouraged residents to email her if they are experiencing similar issues. Mrs. McKaba also mentioned that she had spoken with Davis & Floyd and that a final concept for the Reidville Revitalization Project should be completed around July 20, 2026. The Town will then review and finalize the proposal and hope to submit it to the Planning Commission during the first week of August. Administrator McKaba expressed enthusiasm about the potential of having something to present to Town Council at the August meeting.

Action: At 6:42 p.m., a motion was made by Councilmember Amy Gore, seconded by Councilmember James Richard, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 7:16 p.m., a motion was made by Councilmember Amy Gore, 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: At 7:17 p.m., a motion was made by Councilmember James Richard, seconded by Councilmember Amy Gore, 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

July 2026 Financial Report

Revenue	\$ 23,596.95
Expenses	\$ 213,458.54

Bank Balances as of June 1, 2026

Truist-5561 General Account	\$363,900.14
Trusit-5596 Hospitality	\$26,525.79
First Peidmont-8924	Closed transferred to general
Truist-2787 Investment Acct	\$5,757.69
Local Government Pool	\$1,429,507.94
Truist-1589 ARP	Closed transferred to general
Multi Bank Securities-4181	\$249,442.50
Account Totals=	\$2,075,134.06



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: August 11, 2026

Second Reading: August 11, 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>	
ADVERTISING & MARKETING	\$ 8,000.00
COMMUNITY DEVELOPMENT DEPT EXP	\$ 20,000.00
EQUIPMENT RENTAL	\$ 1,200.00
FEES & COMMISSION EXPENSES	\$ 10,000.00
GENERAL BUSINESS EXPENSES	\$ 35,000.00
HUMAN RESOURCE DEPT	\$ 200,000.00
INSURANCE	\$ 12,000.00
LEGAL & ACCOUNTING SERVICES	\$ 75,000.00
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

<u>Receivables</u>
COMMUNITY DEVELOPMENT DEPT-INCOME
FRANCHISE FEES
Sales
SERVICE & FEE INCOME
TAX INCOME
Uncategorized Income
Banking Interest
2026 A Receivables Total

\$ 6,500.00
\$ 60,000.00
\$ 500.00
\$ 119,400.00
\$ 705,045.00
\$ 2,150,500.00
\$ 18,000.00
\$ 3,059,945.00



APPLICATION FOR ZONING CLASSIFICATION CHANGE

Property address involving zoning classification change:

7215 REIDVILLE RD

Tax Parcel Number: 5-36-08-027.00

Current zoning classification of property: R3

Current use of property: VACANT

Proposed zoning classification change: AB

Proposed use of property: COMMERCIAL

Does the applicant own the property proposed for this change? Yes ☒ No ☐ If no, give the name and address of property owner, and attach written authorization to file this application.

Describe the proposed change and the reason for the change:

CHANGE TO COMMERCIAL TO USE PROPERTY FOR SALE.

Applicant's Name (Print): THOMAS RILEY

Phone: 864-360-6323

Address: PO BOX 820, REIDVILLE, SC 29375

Signature: TLR

Date: 07.20.26

Official Use Only

Date Received:

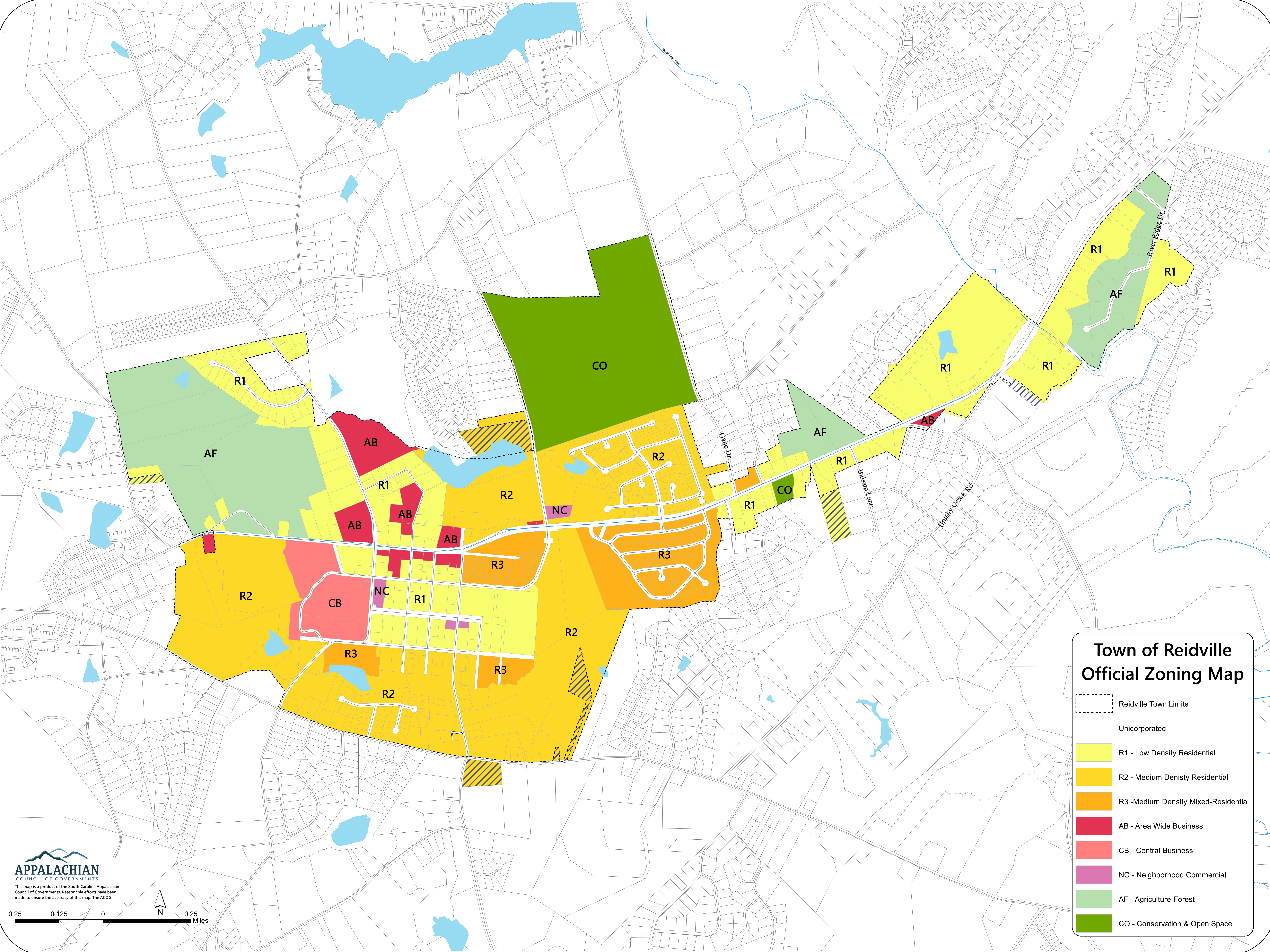
Zoning Administrator Signature: Chirline McKaba Date: 7/30/26

Recommended by planning to the council? Yes ☒ No ☐

Date: 7/30/26

Approved by Council: Yes ☐ No ☐

Date: _____



Town of Reidville Official Zoning Map

- Reidville Town Limits
- Unincorporated
- R1 - Low Density Residential
- R2 - Medium Denisty Residential
- R3 -Medium Density Mixed-Residential
- AB - Area Wide Business
- CB - Central Business
- NC - Neighborhood Commercial
- AF - Agriculture-Forest
- CO - Conservation & Open Space