

**Mr. Josh Simpson**

*Mayor*

**Ms. Amy Gore**

*District 2*

**Mr. Justin Beardsley**

*District 3*

**Mr. Bob Jordan**

*Mayor Pro Tem, District 1*

**Mr. James Richard**

*District 4*



## Minutes of Meeting

**October 14, 2025**

*Location:* Reidville Presbyterian Church

Mayor Josh Simpson called the meeting to order at 6:33 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Simpson, Mayor Pro Tem Bob Jordan, and Council Members Justin Beardsley, James Richard, and Amy Gore. All council members were present.

Pastor Hoops of Reidville Presbyterian Church offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

Rob Wolfe, representing the Municipal Association of South Carolina (MASC), presented the Reidville Town Council with a plaque recognizing their inclusion on the 2025 Honor Roll. Wolfe commended the council's commitment to professional development through the Municipal Elected Officials Institute and the Advanced Course, noting that while there is no guidebook for public service, MASC strives to support elected officials in building a strong foundation for good governance. Out of 271 municipalities in South Carolina, Reidville was one of only 14 honored with this distinction.

**Action:** A motion was made by Justin Beardsley, seconded by Amy Gore, to approve the council minutes from September 9, 2025, as presented. The motion passed unanimously.

**Action:** A motion was made by Justin Beardsley, seconded by Bob Jordan, to approve the council minutes from October 8, 2025, as presented. The motion passed unanimously.

Although no residents had formally signed up for the public session, Town Administrator Christine McKaba noted a record audience turnout. Mayor Josh Simpson welcomed attendees and provided a brief overview of the public forum process, encouraging future participation through agenda requests. He clarified that council would not be prepared to answer questions during this session but opened the floor for comments and questions, acknowledging the possibility that attendees were present for reasons beyond general support.

Mayor Pro Tem Bob Jordan expressed appreciation for the turnout, calling it the largest crowd he had witnessed at a council meeting.

**Community Comments & Council Responses:**

- Darlene Rosario voiced support for the town's improvement efforts and offered to help spread awareness, emphasizing the community's enthusiasm for the proposed downtown development.
- Administrator McKaba encouraged residents to review the three public statements approved by the town attorney and council, available through Town Hall. She confirmed that 300 College Street is town-owned and part of an active project, with bid opportunities posted on the town website.

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- A resident asked about the name of their subdivision. Administrator McKaba clarified that the approved name is *Reidville Subdivision*, and any alternate naming by sales agents or HOAs is not affiliated with the Town.
- Another attendee, identifying himself as Bob, requested a property reference for 300 College Street. Council directed him to Rosie's in Reidville for orientation.
- A question arose regarding the parcel adjacent to the subdivision and Allen View Church and if there were any plans for that parcel. Council Member Justin Beardsley initially noted it was developer-owned and currently zoned commercial. Administrator McKaba adding that the property is owned by *Reidville Road Properties* with no official proposals submitted.
- Ricardo, a resident, asked whether the name Reidville Town Center was officially approved by the Town. Administrator McKaba explained that subdivision names are approved during the preliminary plat process, and the name submitted and approved was Reidville Subdivision. Marketing names used by developers or sellers are outside the Town's purview. Mrs. Rosario confirmed that their plats reflect the approved name.

Mayor Simpson closed the session by thanking attendees for their presence and input, reaffirming the council's commitment to progress and transparency in ongoing projects

**Action:** A motion was made by Council Member James Richard, seconded by Mayor Pro Tem Bob Jordan, to accept the September 2025 Financial Report as presented. The motion passed unanimously.

Council Member Richard provided an update on the Town's holdings in the Local Government Investment Pool.

Council Member Amy Gore reported that the 2025 Oktoberfest was a success, with vendors selling out. She shared that the German Club expressed interest in partnering for the 2026 event. Mrs. Gore also presented a draft schedule for the 2026 calendar year and reminded attendees of the remaining events scheduled for the rest of 2025.

**Action:** At 6:51 p.m., a motion was made by Council Member Justin Beardsley, seconded by Council Member Amy Gore, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

**Action:** At 9:17 p.m., a motion was made by Justin Beardsley, seconded by Amy Gore, 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 9:18 p.m., a motion was made by Justin Beardsley, seconded by 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.*

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*District 4*



**Minutes of Meeting**

**October 14, 2025**

Location: Reidville Presbyterian Church

Mayor Pro Tem Bob Jordan called the special called meeting to order at 5:15 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Pro Tem Bob Jordan and Council Members Justin Beardsley and Amy Gore. Administrator McKaba noted that Mayor Josh Simpson and Councilmember James Richard would be arriving later in the meeting.

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

**Budget Discussion**

The Council and Administrator discussed the 2026 A & B Budget, noting that:

- 2026 A covers the period from January 1 through June 30, 2026
- 2026 B spans July 1, 2026, through June 30, 2027

The Council and Administrator reviewed the 2025 year-to-date actuals and compared them to anticipated needs for 2026. They examined each budget category, identifying areas where increases or reductions may be necessary. The discussion included consideration of upcoming projects slated to begin in 2026, with attention to associated expenses. Administrator Christine McKaba emphasized the importance of demonstrating sufficient revenue to support projected expenditures

Administrator Christine McKaba reported that the current tenant at 162 Leonard Drive has notified the Town Office of their intent to vacate the premises effective January 1, 2026. To minimize vacancy, the Town will need to post office space for rent as soon as possible. Administrator McKaba also recommended increasing the monthly rent to \$1,500 to reflect the value of recent upgrades made to the space

**Action:** At 5:53 p.m., a motion was made by Amy Gore, seconded by Justin Beardsley, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

**Action:** At 6:32 p.m., a motion was made by Amy Gore, seconded by 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 6:32 p.m., a motion was made by Justin Beardsley, seconded by Amy Gore, to adjourn the meeting. The motion passed unanimously.

*Attest: Christine McKaba-Town Administrator*

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**Mr. Josh Simpson**

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**Minutes of Meeting**

**October 22, 2025**

Location: Reidville Fire Department

Mayor Josh Simpson called the meeting to order at 6:02 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Simpson, Mayor Pro Tem Bob Jordan, and Council Members Justin Beardsley, Amy Gore, and James Richard. All council members were present.

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

**Action:** At 6:04 p.m., a motion was made by James Richard, seconded by Justin Beardsley, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

**Action:** At 8:05 p.m., a motion was made by Josh Simpson, seconded by James Richard, to exit executive session and return to open session. The motion passed unanimously.

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

**Action:** A motion was made by Justin Beardsley, seconded by Bob Jordan, to accept the Marsh Bell proposal for RFP 7304RR2025. The motion included directing the Administrator to schedule a workshop with Marsh Bell and the submitting companies for Wednesday, November 5, 2025, at 6:00 p.m., and authorizing Councilmember James Richard and Administrator Christine McKaba to pursue funding for the project. The motion passed unanimously.

**Action:** At 8:05 p.m., a motion was made by Josh Simpson, seconded by James Richard, to adjourn the meeting. The motion passed unanimously.

*Attest: Christine McKaba-Town Administrator*

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*Mayor Pro Tem, District 1*

**Mr. James Richard**

*District 4*



**Minutes of Meeting**

**November 5, 2025**

*Location:* Reidville Fire Department

Mayor Josh Simpson called the meeting to order at 6:05 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Simpson, Mayor Pro Tem Bob Jordan, and Council Members Justin Beardsley, Amy Gore, and James Richard. All council members were present.

James Richard offered the invocation, after which the council collectively led the Pledge of Allegiance.

### Reidville Building Design Meeting Summary

#### Attendees

- Marsh Bell: Garret Tomforde, Ryan Travis
- DP3 Architects: Mike Pry, Kristen Lassa, Lauren Bradshaw
- Davis & Floyd: Bradley Smith
- Town Council Members: Beardsley, Gore, Simpson, Jordan, Richard
- Administrator: McKaba

#### Opening Remarks

- Administrator McKaba thanked Marsh Bell for their submission.
- The floor plan was praised as the strongest feature, meeting the town's universal needs.

#### Site Plan Discussion

- Marsh Bell presented the submitted site plan.
- Bradley Smith (Davis & Floyd) noted it was the most efficient layout.
- Councilmember Beardsley asked about rotating the building:
  - Smith confirmed rotation was possible.
  - Gore opposed rotation if it compromised green/outdoor space.
  - Tomforde advised against rotation due to net loss.
- Additional topics discussed:

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## Minutes of Meeting

**November 5, 2025**

- Outdoor space usage

- Streetlight considerations for parking

### Floor & Exterior Plan Discussion

- DP3 presented the floor plan:

- Divider wall not needed; council opted for removable petitions.

- DP3 presented the exterior plan:

- Gore emphasized historical elements: siding, columns, brick.

- Simpson supported columns.

- Jordan suggested brick base with hardy board.

- General preference for civic aesthetic, not full brick.

- Preference for flat arch windows.

### Interior Design Preferences

- Style: Light, bright, flexible for various uses.

- Materials:

- Lighter wood if exposed

- Exposed trusses/beams if budget allows

- Exclusions:

- No carpet

- No chandeliers

- Lighting:

- Adjustable lighting

- Councilmember Richard to assist with selections

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## Minutes of Meeting

**November 5, 2025**

- Drop ceilings in offices for easy maintenance

### Functional Spaces & Features

- Lobby: ~10 ft wide, designed for flow and wayfinding
- Catering Kitchen: Fridge, food warmer, sink, microwave, water line for coffee machine, prep area
- AV & Security:
  - Concealable TV
  - Card swipe entrance
  - Security and conduit access
- Outdoor Area:
  - Possible fans
  - Covered area or pergola
- Entryway Memorabilia:
  - Gore offered historical items
  - McKaba suggested displaying these items in the new Town Hall.
  - McKaba also proposed soliciting local artists to create renderings of historical Reidville for the entryway.
- Bathrooms:
  - Baby changing stations in both male and female restrooms
  - Floor drain and tile floor for cleaning
  - Commercial-grade fixtures
- Generator: Transfer switch and pad requested to be installed so a generator could be installed at a later date
- Signage: Standalone, matching build materials

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**November 5, 2025**

- Landscaping: Budget for irrigation and planting close to building
- Parking Lot: Curb/gutter optional due to natural layout
- Sanitation: Space for 4–5 roll carts
- Layout Adjustment: Flip office and catering sides for better kitchen access to parking

### Budget Discussion

- Mr. Richard proposed a target of \$1M–\$1.2M (excluding furnishings/security).
- Mr. Tomforde noted some items were not budgeted; drawing and price adjustment needed.
- Mr. Simpson emphasized reallocating budget to prioritize essentials.
- Mr. Richard asked about potential cost increases:
- Tomforde saw no major additions but noted submitted prices were basic and subject to change.

### Process Overview

- Submitting group to meet with council until final design and contract are approved in a general meeting.
- Marsh Bell to get the Town of Reidville a contract and provide a performance bond.
- Once approved:
  - Two council members + Administrator assigned to oversee project.
  - Council agrees on a dollar threshold for project heads to approve changes without full quorum.
- Administrator McKaba will issue zoning permit.
- Building permits and inspections to be pulled via CC&I and DES.
- McKaba offered assistance with expedited DES approvals if needed.
- DP3 stated they foresee mid-February before final design is completed.

**Action:** At 8:07 p.m. a motion was made by Josh Simpson, seconded by Amy Gore, to adjourn the meeting. The motion passed unanimously.

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**Minutes of Meeting**

**November 5, 2025**

*Attest: Christine McKaba-Town Administrator*

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**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*

## October 2025 Financial Report

<b>Revenue</b>	<b>\$ 29,019.75</b>
<b>Expenses</b>	<b>\$ 30,574.11</b>

Bank Balances as of November 1, 2025

Truist-5561 General Account	<b>\$778,562.98</b>
Trusit-5596 Hospitality	<b>\$28,467.23</b>
First Peidmont-8924	<b>\$241,826.19</b>
Truist-LGIP 2787	<b>\$312.50</b>
Local Government Pool	<b>\$1,387,937.79</b>
Truist-1589 ARP	<b>\$75.80</b>
Account Totals=	<b>\$2,437,182.49</b>



## **Ordinance 2025-03 2026 Budget "A"**

**An Ordinance To Provide Appropriations For The Fiscal Year Beginning January 1, 2026 And Ending June 30, 2026 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 .02148 or \$21.48 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 "A" budget is \$ 2,259,750.00

Section 3. Town taxes are collected by Spartanburg County, and shall be due and payable between September 30, 2025, and January 15, 2026. After January 15<sup>th</sup>, 3% will be added to the base tax amount. After February 1<sup>st</sup>, 7% shall be added to the base tax amount. After March 16<sup>th</sup>, 15% shall be added to the base tax amount.

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

fiscal year 2026 "A" budget to the succeeding 2026 "B" 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: November 11, 2025

Public Hearing: December 5, 2025

Second Reading: December 9, 2025

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

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Josh Simpson, Mayor

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Bob Jordan, Mayor ProTem

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James Richard, Council Member

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Amy Gore, Council Member

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Justin Beardsley, Council Member

ATTEST:

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Christine McKaba, Town Administrator

2026 "A" Budget

<u>Payables</u>	
ADVERTISING & MARKETING	\$ 5,000.00
COMMUNITY DEVELOPMENT DEPT EXP	\$ 8,500.00
EQUIPMENT RENTAL	\$ 600.00
FEES & COMMISSION EXPENSES	\$ 4,000.00
GENERAL BUSINESS EXPENSES	\$ 20,000.00
HUMAN RESOURCE DEPT	\$ 100,000.00
INSURANCE	\$ 5,000.00
LEGAL & ACCOUNTING SERVICES	\$ 30,000.00
Project Account	\$ 1,500,000.00
PUBLIC SAFETY DEPT	\$ 95,000.00
PUBLIC WORKS DEPT	\$ 250,000.00
TAXES PAID	\$ 150.00
TRAVEL	\$ 9,000.00
UNCATEGORIZED EXPENSE	\$ -
UTILITIES	\$ 82,500.00
Long-term office equipment	\$ 150,000.00
<b>2026 A Payables Total</b>	<b>\$ 2,259,750.00</b>

<u>Receivables</u>	
COMMUNITY DEVELOPMENT DEPT-INCOME	\$ 6,500.00
FRANCHISE FEES	\$ 55,000.00
Sales	\$ -
SERVICE & FEE INCOME	\$ 73,750.00
TAX INCOME	\$ 769,895.00
Uncategorized Income	\$ 336,605.00
Loan Income	\$ 1,000,000.00
Banking Interest	\$ 18,000.00
<b>2026 A Receivables Total</b>	<b>\$ 2,259,750.00</b>