

**Mr. Josh Simpson**

*Mayor*

**Ms. Amy Gore**

*District 2*

**Mr. Justin Beardsley**

*District 3*

**Town of Reidville**

**7304 Reidville Rd**

**PO Box 309**

**Reidville, SC 29375**

**September 8, 2025**

**Mr. Bob Jordan**

*Mayor ProTem, District 1*

**Mr. James Richard**

*District 4*

**REGULAR SCHEDULED COUNCIL MEETING**

**Location: Reidville Presbyterian Church**

Mayor ProTem Bob Jordan called the council meeting to order at 6:30 p.m. The Town Administrator conducted a roll call, confirming the presence of Mayor ProTem Bob Jordan, Council Members Justin Beardsley, Amy Gore and James Richard. Mrs. McKaba stated that Mayor Josh Simpson was currently absent but would be arriving later, noting that he did notify the council beforehand.

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

**Action:** A motion was made by James Richard, seconded by Justin Beardsley, to approve the council minutes from July 12, 2025, as presented. The motion passed unanimously.

Mayor Pro Tem Bob Jordan opened the public forum and recognized resident Chris Gowan, who requested to address Council regarding the property at 7304 Reidville Road and the construction of the new multipurpose building.

Mr. Gowan expressed appreciation for the opportunity to speak and shared concerns regarding the planned demolition of the building formerly used as Reidville's Town Hall from 1997 to 2024, which remains standing on the site. He emphasized the structure's historical and personal significance, noting that it is one of the oldest homes in Reidville and had belonged to his great-great-grandmother, who lived there until her passing at age 100. Mr. Gowan proposed preserving the building as a museum to house local artifacts and historical items, even though remodeling construction has already begun. He also questioned the necessity of the remodeling project.

In addition, Mr. Gowan advocated for the restoration of the Teachery, suggesting it could be repurposed into a multifunctional facility rather than constructing a new one at 7304 Reidville Road. While acknowledging the financial challenges such a project might entail, he emphasized the importance of preserving historic buildings.

Mr. Gowan concluded by stating that his views are shared by other residents and thanked Council for their time and attention.

Mayor Pro Tem Jordan thanked Mr. Gowan and assured him that Council would take his comments under consideration. The Town Administrator offered Mr. Gowan the opportunity to submit his notes for inclusion in the official minutes, which he declined.

**Action:** A motion was made by James Richard, seconded by Justin Beardsley, to accept the August 2025 Financial Report as presented. The motion passed unanimously.

Council Member James Richard updated the council on the local government investment pool.

Council Member Amy Gore updated council on the details of the Oktoberfest that is coming together really well, and everyone is excited for September 27, 2025. Mrs. Gore mentioned that the town is still looking for sponsorships for Oktober fest and the remaining of the town's events of 2025.

Administrator McKaba informed the council that the temporary Town Hall located at 112 Leonard Drive has officially received its Certificate of Occupancy. She clarified for the public that while this location will serve as the

administrative office for day-to-day operations, Town Council meetings will continue to be held at Reidville Presbyterian Church.

Mrs. McKaba also proposed a strategic change to the Town's fiscal calendar, recommending a shift from the current January 1–December 31 cycle to a July 1–June 30 fiscal year. She outlined several key reasons for the change:

- **Alignment with Funding Sources:** Most state and federal programs, as well as grant cycles, operate on a July–June fiscal year. Aligning with this schedule would improve planning and forecasting.
- **Consistency with Partner Agencies:** Many organizations the Town collaborates with also follow a July–June budget, which currently creates reporting and timing discrepancies.
- **Improved Revenue Forecasting:** A mid-year fiscal start would allow for more accurate revenue projections, reducing the need for frequent budget amendments and strengthening the Town's grant competitiveness.
- **Reporting Accuracy:** Mrs. McKaba noted that current reports can reflect figures that are misaligned with actual allocations due to the calendar mismatch, complicating financial transparency.

To implement the change, Mrs. McKaba recommended a short six-month transitional budget from January 1 to June 30, 2026, followed by a full 12-month budget from July 1, 2026, to June 30, 2027.

Councilman Jordan acknowledged the proposal and stated that the council would discuss the matter further with Mr. Simpson upon his arrival before making a final decision.

**Action:** A motion was made by James Richard, seconded by Justin Beardsley, to approve Resolution 2025-01, Big Impact Grant Match resolution for the Reidville Center for Community Life multipurpose building, as presented. The motion passed unanimously.

During the discussion, Council Member Justin Beardsley stated that the grant was not project specific. However, Administrator McKaba clarified that both grants are indeed project specific. She noted that the application process requires detailed project information, including budgets and timelines, which are essential components of eligibility.

Administrator McKaba also noted that the resolution under consideration is to approve the required match funding for a specific project outlined in the grant application

To assist with further understanding, Mrs. McKaba also provided a website where applicants can access grant guidelines and submit questions.

**Action:** A motion was made by Justin Beardsley, seconded by James Richard, to approve Resolution 2025-02, Problem Solver Grant Match resolution for the Reidville Sidewalk & Connectivity Project, as presented. The motion passed unanimously.

During the discussion, Council Member Justin Beardsley inquired whether a specific plan had been established for the placement of sidewalks. Mr. Jordan responded that the proposed plan is to connect Tyger River Park to the existing sidewalk on Pine Street, thereby creating a continuous pedestrian route to the downtown area.

Administrator McKaba followed by reading aloud the eligibility requirements and judging criteria for each grant under consideration, providing context for how the proposed project aligns with funding guidelines.

**Action:** A motion was made by Justin Beardsley, seconded by James Richard, to approve the first reading of Ordinance 2025-02, amending the business license ordinance of the Town of Reidville to update the class schedule as required by Act 176 of 2020, as presented. The motion passed unanimously.

**Action:** A motion was made by James Richard, seconded by Justin Beardsley, to accept the Towing Agreement with Harris Brother Wrecker Service as presented. The motion passed unanimously.

**Action:** A motion was made by Amy Gore, seconded by James Richard, to accept the Towing Agreement with Truck World LLC as presented. The motion passed unanimously.

During Discussion, Administrator McKaba clarified the reasoning behind the Town's two towing agreements. She explained that while Harris Brothers is located within town limits, they are not equipped to handle heavy-duty vehicles. Truck World LLC, located on Highway 101, has the necessary equipment to manage heavy-duty towing needs.

Audience member and resident Christ Gown asked for clarification on what the towing agreements cover, specifically whether they apply to vehicles parked on the street. Council Member Justin Beardsley responded that the agreements allow for the towing of illegally parked vehicles within subdivisions and on town-maintained roads. He noted that several subdivisions have experienced ongoing issues with access for emergency services, sanitation vehicles, and school buses due to on-street parking.

Resident Alexis Jackson requested clarification regarding which subdivisions in Reidville would be affected. Mr. Beardsley assured audience that proper signage would be installed. Administrator McKaba added that signage will be placed on town-owned roads stating that on-street parking is prohibited and subject to towing. She also emphasized that the Town already has a towing ordinance in place, these agreements are necessary to enforce it effectively

Administrator McKaba, read the auditors note on the 2024 audit, stating Reidville received a clean opinion for the year 2024. Notifying public that the audit is publicly posted.

**Action:** At 7:02 p.m. a motion was made by Amy Gore, seconded by Jams Richard, to enter into an executive session for the announced and posted reasons. The motion passed unanimously.

Mayor Josh Simpson arrived during executive session at 7:24 p.m. and the remainder of the council meeting.

**Action:** At 8:27 p.m. a motion was made by Amy Gore, seconded by James Richard, to come out of executive session and enter into the open session. The motion passed unanimously.

Mayor Protem Bob Jordan stated that no decisions were made in executive session only discussions.

**Action:** A motion was made by Justin Beardsley, seconded by Amy Gore, to proceed with legal action to obtain the utility easement from the Steirer property.

**Action:** A motion was made by James Richard, seconded by Justin Bearsley, to awards he bid from VC3 for RFPIT2025. The motion passed unanimously.

**Action:** A motion was made by Amy Gore, seconded by James Richard, to offer the position of Part Time Support Event Coordinator to Alexis Jackson at pay rate as posted, effective immediately. The motion passed unanimously.

**Action:** A motion was made by Bob Jordan, seconded by James Richard, to accept the presented version of the RFP 2025-1003, a request for proposal for a downtown master plan for 300 College St. The RFP to be made public effective 9-10-25. The motion passed unanimously.

**Action:** A motion was made by Josh Simpson, seconded by Bob Jordan, to accept the public information update regarding the updates on Town facilities and Reidville Revitalization Project.

Mayor Josh Simpson read the public information update to be included in the minutes.

**Action:** At 8:35 p.m. a motion was made by Amy Gore, seconded by 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*

**Ms. Amy Gore**

*District 2*

**Mr. Justin Beardsley**

*District 3*

**Town of Reidville**

**7304 Reidville Rd**

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**Reidville, SC 29375**

**October 8, 2025**

**Mr. Bob Jordan**

*Mayor Pro Tem, District 1*

**Mr. James Richard**

*District 4*

## **SPECIAL CALLED COUNCIL MEETING**

**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.

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

Administrator McKaba reminded the council that the Town will operate under two separate budgets for 2026:

- Budget “A”: Covers January 1, 2026 – June 30, 2026
- Budget “B”: Covers July 1, 2026 – June 30, 2027 (to be adopted in spring 2026)

Council reviewed departmental budget needs and anticipated expenses, engaging in discussion of items and priorities.

### **Public Works**

- Administrator McKaba reported a quote of \$57,000 for the town-wide sign replacement project. This includes towing, speed limit, and no parking signs, excluding the “Welcome to Reidville” signs.
- The Town has engaged three different sign companies over the past two years in efforts to complete this project.
- Mayor Pro Tem Jordan confirmed no new projects outside those already approved. He will require his standard annual allocation in Budget “B” for general maintenance and unforeseen needs.
- The four-way intersection project, previously approved but not yet funded, will need to be included in Budget “B”.

### **Public Safety**

- Administrator McKaba and Council Member Beardsley reviewed public safety needs in advance.
- No immediate funding is required in Budget “A” aside from staffing for community events.
- The department requests retention of its standard annual allocation in Budget “B”.

### **Administration**

- Administrator McKaba noted a projected increase in employee hours due to expanded part-time staffing needs. She recommended allocating an additional \$30,000 toward employee compensation to accommodate either increased hours or the hiring of an additional part-time employee.
- Mayor Simpson emphasized the importance of expanding the marketing budget to support growing needs in community outreach, sponsorship luncheons, and brand development for the Town of Reidville.

### **Community Development**

- Administrator McKaba proposed increasing the event budget to \$20,000 to accommodate the rising costs associated with hosting more frequent and larger-scale events. Anticipated expenses include public safety staffing, event banners and marketing materials, insurance coverage, and general logistics.
- The council also discussed the value of investing in a reusable backdrop banner to be used at all town events, providing a consistent and professional photo opportunity for attendees and enhancing community branding.

#### **FINACE:**

- Administrator McKaba reported that the Town received 10 bids for RFP 7304RR2025, with an average cost range of \$1,300,000 to \$1,500,000. She asked the council to determine the amount they intend to expend and the portion they plan to borrow.
- Council Member Richard noted that the quoted costs do not include finishings, which will require additional funding.
- Following discussion, it was agreed that Council Member Richard and Administrator McKaba will explore borrowing \$1,000,000 for the 7304 Reidville Road project.
- The Town will also begin evaluating bonding options for the upcoming 300 College Street project.
- It was agreed that any revenue generated by the new facility will be applied toward the initial repayment of the loan.
- Mr. Richard and Administrator McKaba expressed interest in transferring funds currently held at First Piedmont into a certificate of deposit (CD) account offering a higher yield than the Local Government Investment Pool.
- Mayor Simpson and the council confirmed that the annual council stipend will increase to \$2,000 in 2026, up from \$500. Administrator McKaba noted that this adjustment has been anticipated and included in prior budget planning.

**Action:** At 6:39 p.m. a motion was made by Amy Gore, seconded by Justin Beardsley, to enter into an executive session for the announced and posted reasons. The motion passed unanimously.

**Action:** At 7:16 p.m. a motion was made by Amy Gore, seconded by Justin Beardsley, to come out of executive session and enter into the open session. The motion passed unanimously.

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

Mayor Simpson announced that following careful review of all submissions for RFP 7304RR2025, the Town Council would like to invite the following firms and their associated submitting companies to participate in an interview session scheduled for October 14, 2025:

- Mavin and submitted companies
- MarshBell and submitted companies
- Clayton and submitted companies

**Action:** A motion was made by Justin Bearsley, seconded by Bob Jordan to proceed with the interview sessions for the selected RFP 7304RR2025 submitting companies. The motion passed unanimously.

Mayor Josh Simpson read the public information update to be included in the minutes.

**Action:** At 7:17 p.m. a motion was made by James Richard, 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.***

## *Reidville Town Council – Community Development Report*

October 14<sup>th</sup>, 2025

**Chair:** Amy Gore

September 27 Oktoberfest

We had approximately 700 guests

- Would like to use the field in front of Elementary School
- Ompah band – Euro Mutts –
- The Wurst Wagon: canceled that morning
- Beer Wagon: secured
- Bouncies/games: secured
- Petting zoo: secured
- Leberkuechen cookies: Romana made gorgeous cookies and will be back at Christmas
- Added Vendors
  - 12 showed
- **Banners were up earlier! Great feedback**
- **Tables and tents were a great addition. Great feedback**
- Police: secured
- Porta potties: secured

October 31 – Trunk or Treat

December 13 – Rockin' around Reidville festival and parade (Parade theme: There is no place like Gnome)

1. Need more vendors, sponsors, and participants in the parade
2. Alexis, Christy and Amy need to meet to finalize – lets pick a lunch time. (Can y'all meet in Woodruff)

Proposed Schedule for 2026

- March 27 – Community event
- April 25 – Community Yard Sale
- May 16 – Spring Fest
- August 1 – Copeland's back to school event
- September 12 – Community event
- September 26 (?) or October 3– Oktoberfest (need a band to solidify date)
- October 31 – Trunk or Treat
- December 14 – Rockin' around Reidville festival and parade



**September 2025 Financial Statement**

<b>Revenue</b>	<b>\$ 12,704.86</b>
<b>Expenses</b>	<b>\$ 57,918.17</b>

Bank Balances as of October 1, 2025

Truist-5561 General Account	<b>\$780,395.34</b>
Trusit-5596 Hospitality	<b>\$27,980.17</b>
First Peidmont-8924	<b>\$241,579.98</b>
Truist-LGIP 2787	<b>\$312.50</b>
Local Government Pool	<b>\$1,382,864.59</b>
Truist-1589 ARP	<b>\$75.80</b>
Account Totals=	<b>\$2,433,208.38</b>