

**AGENDA**  
OF THE SIMPSONVILLE CITY COUNCIL  
**COMMITTEE OF THE WHOLE**  
April 27, 2021  
6:30pm  
Council Chambers – City Hall

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **ROLL CALL**.....City Clerk, Phyllis Long
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES** – March 23, 2021
5. **CITIZEN COMMENTS**
6. **STAFF REPORTS** – Department Heads will be available to answer any questions concerning the departmental monthly reports for Police, Fire, Recreation and Public Works
  - a. Monthly Financial Report ..... Director Finance, Christine Furino
  - b. Community Relations Specialist Report.....Community Relations Specialist, Justin Campbell
  - c. Economic Development..... Planning & Economic Development Director, Jason Knudsen
  - d. City Administrator Report..... City Administrator, Dianna Gracely
7. **BUSINESS**  
*Items Anticipated to Come Before Council*
  - a. AXZ-2021-04, Proposed Annexation/Rezoning of Properties at 1007 Neely Ferry Road.....Planner, Jon Derby
  - b. Ordinance #2021-04, Amendment to Chapter 28, Article IV of the Simpsonville Code of Ordinances, Bailey Bill.....Planning and Economic Development Director, Jason Knudsen
  - c. Ordinance #2021-05 Budget Presentation..... City Administrator, Dianna Gracely
  - d. Mill Town Players Arts Center Lease Agreement..... City Administrator, Dianna Gracely
8. **ADJOURN**

**PLEASE NOTE: This Agenda is accurate as of the Friday immediately preceding the Council meeting but is subject to change until twenty-four (24) hours prior to the meeting. Please contact the City Clerk the day of the meeting for the latest agenda information.**

**ORDINANCE NO. AXZ-2021-04**

**AN ORDINANCE TO ADOPT A PETITION FOR ANNEXATION OF TAX MAP # 0574.03-01-019.01 & 0574.03-01-019.16 (1007 & 1007A NEELY FERRY RD), & & 0574.03-01-019.06 (27315 NEELY FERRY RD) BY Gray Engineering Consultants, Inc., INTO THE CITY OF SIMPSONVILLE, SOUTH CAROLINA**

**WHEREAS**, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to annex and rezone property; and

**WHEREAS**, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

**WHEREAS**, the hereinafter described property was advertised on February 27, 2021, and the City of Simpsonville Planning Commission held a public hearing on April 06, 2021.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, THAT:**

1. **ANNEXATION:** The attached Petition for Annexation and Rezoning into the City pursuant to South Carolina Code of Laws Section 5-3-150, wherein the property owners have signed a petition requesting annexation into the City of Simpsonville requesting the annexation of land depicted in the deeds contained in Book 2471 on Page 4830, Book 2471 on Page 4826, & Book 2562 on Page 1805, of the official records of the Greenville County Register of Deeds and as depicted in Exhibit "A" attached hereto, is hereby made a part of this Ordinance and approved and the property described therein is hereby declared to be annexed into the City of Simpsonville.

2. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign these properties as depicted in Exhibit "A", the zoning classification of R-Hi, Residential High-Density Neighborhood.

3. **FUTURE LAND USE MAP DESIGNATION:** The Future Land Use Map of the City of Simpsonville is hereby amended to assign all property depicted in Exhibit "A", the future land use map designation of "High Intensity Neighborhood".

4. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

5. **ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

6. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward Six (6).

7. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

8. **METROPOLITAN SEWER SUBDISTRICT:** It is the intent of City Council that the area described herein to be annexed is currently served by Metropolitan Sewer Subdistrict (hereinafter "Metropolitan"). At the time of the passage of this Ordinance, it is the intent of the City that Metropolitan shall continue to provide sewer service to the annexed area. Therefore, Greenville County shall continue to collect the millage currently assessed by Metropolitan on the annexed area and to remit the same directly to Metropolitan until notified otherwise by the City.

This Ordinance shall be effective upon second and final reading by the City Council.

SIGNATURE OF MAYOR:

\_\_\_\_\_  
Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Phyllis Long  
City Clerk

\_\_\_\_\_  
David W. Holmes  
City Attorney

First Reading: May 11, 2021  
Second Reading: June 8, 2021

**CITY OF SIMPSONVILLE, SOUTH CAROLINA**

**TITLE: AN ORDINANCE TO ADOPT THE BUDGET FOR THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, FOR FISCAL YEAR 2021-2022 ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN; FIXING THE MILLAGE RATE AT 63.6 MILS; AUTHORIZING THE TRANSFER OF UP TO \$555,503 FROM THE SPECIAL REVENUE FUND TO PAY FOR OPERATIONAL EXPENSES; AUTHORIZING THE TRANSFER OF UP TO \$228,553 FROM THE SEWER FUND TO PAY FOR OPERATIONAL EXPENSES; SETTING THE PUBLIC WORKS FEE TO BE COLLECTED ON ALL IMPROVED REAL PROPERTY; AND REPEALING ANY PREVIOUS ORDINANCE IN CONFLICT THEREWITH**

**BASIS FOR THE ORDINANCE:** SOUTH CAROLINA CODE ANN. § 5-11-40 *et. seq.* South Carolina Code of Laws

**EFFECTIVE DATE OF ORDINANCE:** July 1, 2021 and upon final approval by Council after second reading and signing by the Mayor.

**WHEREAS**, pursuant to S.C. Code Ann. §5-11-40 the City Council shall adopt an annual budget for the operation of the City and capital improvements for Fiscal Year 2021-2022; and

**WHEREAS**, Council has carefully studied and examined the financial needs for operations for the coming fiscal year after discussions with the City Administrator and all Department Heads; and

**WHEREAS**, having considered the budget requests for the coming fiscal year and having determined that it is in the best interests of the taxpayers of the City to adopt a comprehensive budget based upon estimated revenues and to provide appropriations for City operations and debt service for all City departments; and

**WHEREAS**, pursuant to S.C. Code Ann. §6-1-80 the City has provided notice to the public by advertising the public hearing before the adoption of the budget for the next fiscal year in a newspaper of general circulation in the area, given that not less than fifteen days in advance of the public hearing in the form as prescribed by law; and

**WHEREAS**, after a public hearing and receiving public comment the City Council finds that the budget for Fiscal Year 2021-2022 should be adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AS FOLLOWS:**

**SECTION 1. ADOPTION OF THE BUDGET FOR THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, FOR FISCAL YEAR 2021-2022:**

1.1. The budget document entitled: "CITY OF SIMPSONVILLE: BUDGET FOR FISCAL YEAR 2021-2022" is hereby ADOPTED and incorporated herein by reference.

1.2. The millage rate for FY 2021-2022 is as follows:

**OPERATING MILLAGE**

	2020	Increase <sup>1</sup>	Total 2021
Operating Base Millage	56.8		56.8
Reserve Account Millage*			
Lease Purchase Millage**			
Debt Millage	6.8		6.8
Total	63.6		63.6

\*Millage levied pursuant to Sec. 6-1-320(D) to "maintain a reserve account."

\*\*Millage levied pursuant to Sec. 6-1-320(D) for "real property purchased using a lease-purchase agreement"

<sup>1</sup>Millage increases for 2020 are limited to the millage cap established by SC Code Sec 6-1-320.

**SURCHARGE MILLAGE**

	2020	2021
Surcharge Millage	0.0	0.0

Statutory Reasons under Section 6-1-320(B) for surcharge: (please check one)

- (1) deficiency of the preceding year
- (2) catastrophic event (natural disaster, act of God, etc.)
- (3) compliance with a court order or decree
- (4) taxpayer closure (decreases by 10% or more prior year revenue)
- (5) compliance with a federal or state unfunded regulation or statute

1.3. Public Works Fee:

- a. A Public Works Fee of One Hundred Sixty-Seven Dollars (\$167.00) shall be collected on each separate taxable parcel of improved real property located within the city limits of Simpsonville.
- b. A Public Works Fee of One Hundred Sixty-Seven Dollars (\$167.00) shall be collected times the number of commercial units or spaces located on each taxable parcel of improved real property located within the core central business district as that district is identified on a map maintained in the Office of the City Planning Director that currently use a single roll-a-waste container for solid waste collection. This service will not include recycling, brush, leaves or white goods collection.
- c. A Public Works Fee of One Hundred Sixty-Seven Dollars (\$167.00) shall be

collected on each dwelling unit of a duplex located on each taxable parcel of improved real property located in the City.

- d. A Public Works Fee of One Hundred Sixty-Seven Dollars (\$167.00) shall be collected on every mobile home located with a mobile home park. The City Treasurer shall cause the fee to be collected on the annual mobile home county tax notice.

1.4. The City Administrator is authorized to transfer an amount not to exceed Five Hundred Fifty-Five Thousand, Five Hundred and Three Dollars (\$555,503) from the Special Revenue Fund to fund operational expenses.

1.5. The City Administrator is authorized to transfer an amount not to exceed Two Hundred Twenty-Eight Thousand, Five Hundred Fifty-Three Dollars (\$228,553) from the Sewer Fund to fund operational expenses.

1.6. In order to provide for unforeseen expenditures or new opportunities throughout the year, the General Fund budget will have a contingency of Sixty-Eight Thousand, Five Hundred Dollars (\$68,500) that will be used only with City Administrator approval.

1.7. All revenues provided for by law shall be collected and placed in ordinary City funds to supplement and provide sufficient funds for all ordinary City purposes. No public funds of the City of Simpsonville shall be deposited unless the bank or depository shall pledge to the City Administrator a security equal in value to the funds deposited, after Federal Deposit Insurance Corporation guarantees have been considered. The security shall consist of either a surety bond executed by a licensed surety company, United States Government Bonds, bonds of the State of South Carolina or such other security as shall be approved in writing by a majority of the City Council.

1.8. Funds appropriated herein are to be expended only in compliance with policies adopted by City Council or, at City Council's direction, as formulated and implemented by the City Administrator, either existing or adopted.

1.9. The County Auditor of Greenville County shall levy an ad valorem tax on all taxable property owned and used in the City of Simpsonville, South Carolina, except such as may be exempt from taxation under the Constitution and laws of the state of South Carolina. The tax shall be collected and paid into the treasury of Greenville County for credit to the City of Simpsonville.

1.10. City Council reserves the right to amend and alter any appropriation contained herein.

1.11. Any transfer of funds, except as allowed for in this ordinance and except for transfers within a department's budget line items (provided the overall department's budget appropriations do not change) must be reported in the monthly Financial Report to City Council and must be approved by a majority vote of the City Council.

1.12. Expenditure of funds from the General Fund and other City funds, as outlined in the General Fund budget or other budget as approved by City Council, is hereby approved by the City Council and the City Administrator is authorized to expend funds in accordance therewith.

1.13. The annual budget documents and the estimated revenue for the payment of same is hereby adopted and is made a part of this Ordinance as fully as if incorporated herein.

1.14. Funds sufficient to cover all fiscal year 2020-2021 budget items encumbered but unpaid at the close of fiscal year 2020-2021 shall be carried forward from the fiscal year 2019-2020 budget to the succeeding budget to meet such lawful obligations of the City of Simpsonville.

1.15. The purchase of supplies and repairs must be in accordance with provisions of the City's Procurement Ordinance; however, the City Administrator is authorized to purchase used vehicles and equipment from scheduled surplus equipment sales sponsored by City, County, State and Federal government agencies, outside of the requirements of the Procurement Ordinance and procedures of the City of Simpsonville.

1.16. Fees collected by all offices of the City shall be remitted to the City Administrator or her designee for deposit for general City purposes.

1.17. The City Administrator is hereby directed to transfer that sum which represents 75% of the surplus funds, as determined by the annual audit, to the Capital improvement Fund.

**SECTION 2. REPEAL OF CONFLICTING ORDINANCES:** All ordinances, order, resolutions and parts thereof in conflict herewith are, but only to the extent of such conflict, are hereby REPEALED and this Ordinance shall take effect and be in full force from and after its passage and approval.

**SECTION 3. PROVISION SEVERAGE:** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The CITY COUNCIL hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 4. AUTHORIZATION:** The Mayor, City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the amendments authorized by this Ordinance in accordance with the conditions herein set forth.

**SECTION 5. SAVINGS CLAUSE:** Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as stated in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost,

impaired or affected by this ordinance.

SECTION 6. The CITY CLERK is hereby ordered and directed to cause this ordinance to be published according to law.

SECTION 7. EFFECTIVE DATE: This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after July 1, 2021 as set forth herein.

**Done in meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2021**

\_\_\_\_\_  
SIGNATURE OF MAYOR:

\_\_\_\_\_  
Paul D. Shewmaker

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Phyllis Long  
City Clerk

\_\_\_\_\_  
David W. Holmes  
City Attorney

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_





*Simpsonville*  
SIMPLY HOME.



## Budget Highlights

### Fiscal Year 2021 -2022

- ▶ 4% Cost of Living Increase (effective October 1<sup>st</sup>)
- ▶ Implements Phase 2 of Compensation Plan, bringing all City Staff to compensation ratios based on experience levels and years of service with City (effective July 1<sup>st</sup>)
- ▶ 5% increase for health insurance renewal
- ▶ Proactive MD - budget continues funding for this service, which provides free primary healthcare to all employees
- ▶ Includes \$250,000 for resurfacing through the Public Works Enterprise Fund
- ▶ No borrowing from fund balance in General Fund
- ▶ Establishes Capital Improvement Fund with 75% of audited surplus revenues



# Capital Purchases by Department

Fiscal Year 2021-2022

- ▶ Police Department
  - ▶ Message Board
  - ▶ 2 Pole Mounted Radar
  - ▶ 5 Toughbooks & Docks
  - ▶ 2 Patrol Vehicles
  - ▶ 1 Victim Advocate Vehicle
- ▶ Fire Department
  - ▶ 800mhz Radios
  - ▶ SCBA Test Equipment
  - ▶ Parking Lot Station #2
- ▶ Public Works
  - ▶ Street Sweeper
  - ▶ New Fueling System
  - ▶ 1 Vehicle
- ▶ Parks & Recreation
  - ▶ 1 Vehicle
  - ▶ Parks & Recreation - Heritage Park
    - ▶ Double Drum Roller/Packer
    - ▶ New Signage
    - ▶ 2 Automated Gates
    - ▶ 2 Vehicles
    - ▶ Disc Golf Course
    - ▶ Pickle Ball Courts
- ▶ Special Revenue Fund
  - ▶ Tater Shed Renovations
  - ▶ Production Sound/Lighting Arts Center
- ▶ Public Works Enterprise Fund
  - ▶ Resurfacing
  - ▶ Trash Cans (Purchased with Fund Balance)
  - ▶ 4 Trash Trucks (Purchased with Fund Balance)
  - ▶ Excavator (Purchased with Fund Balance)
  - ▶ Tractor (Purchased with Fund Balance)
  - ▶ Trailer (Purchased with Fund Balance)
  - ▶ 1 Vehicle (Purchased with Fund Balance)
- ▶ Sewer Fund
  - ▶ Skid Steer
  - ▶ Trailer

## Budget Details - General Fund Revenues

Fiscal Year 2021-2022

Revenue Type	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
Tax Revenue	\$ 6,216,590	\$ 6,522,354	\$ 5,876,281	\$ 6,443,354	-1.21%
Franchise Fees	\$ 1,550,696	\$ 1,683,000	\$ 790,534	\$ 1,598,500	-5.02%
Permits, License	\$ 4,977,133	\$ 5,036,300	\$ 1,396,497	\$ 5,026,598	-0.19%
Grants	\$ 184,697	\$ 57,444	\$ 47,449	\$ 32,427	-43.55%
Court Fines	\$ 92,577	\$ 120,000	\$ 76,475	\$ 100,000	-16.67%
Other County Revenue	\$ 4,825,382	\$ 4,793,536	\$ 4,286,366	\$ 4,996,919	4.24%
Other State Revenue	\$ 674,089	\$ 645,000	\$ 339,399	\$ 610,000	-5.43%
Other Revenue	\$ 536,603	\$ 1,362,300	\$ 325,518	\$ 1,384,106	1.60%
<b>TOTAL REVENUE</b>	<b>\$ 19,057,767</b>	<b>\$ 20,219,934</b>	<b>\$ 13,138,519</b>	<b>\$ 20,191,903</b>	<b>-0.14%</b>

# Budget Details - General Fund Expenditures

Fiscal Year - 2021-2022

Expenditures	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
Mayor/Council	\$ 93,844	\$ 116,413	\$ 65,704	\$ 120,515	3.52%
Court	\$ 244,981	\$ 248,838	\$ 151,664	\$ 268,202	7.78%
Administration	\$ 2,839,791	\$ 2,778,114	\$ 1,277,240	\$ 2,624,978	-5.51%
Police Department	\$ 4,621,580	\$ 4,663,767	\$ 2,668,611	\$ 4,865,186	4.32%
Dispatch	\$ 505,677	\$ 548,654	\$ 316,408	\$ 712,538	29.87%
Fire Department	\$ 5,306,551	\$ 6,533,291	\$ 4,431,420	\$ 6,919,929	5.92%
Public Works	\$ 2,653,562	\$ 2,732,261	\$ 1,667,758	\$ 1,646,779	-39.73%
Garage	\$ 259,443	\$ 260,700	\$ 147,934	\$ 422,521	62.07%
Parks & Recreation	\$ 1,146,259	\$ 1,394,090	\$ 720,096	\$ 1,403,522	0.68%
Heritage Park	\$ 741,607	\$ 874,943	\$ 491,868	\$ 1,140,641	30.37%
Heritage Park - Amphitheater	\$ 59,933	\$ 68,862	\$ 14,459	\$ 67,092	-2.57%
<b>Total Budget Expenditures</b>	<b>\$ 18,473,228</b>	<b>\$ 20,219,933</b>	<b>\$ 11,953,162</b>	<b>\$ 20,191,903</b>	<b>-0.14%</b>

## Budget Details

Fiscal Year - 2021-2022

### Sewer Fund

Sewer Fund	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
Sewer Fund Revenues	\$ 2,000,137	\$ 1,977,000	\$ 1,543,902	\$ 2,187,000	10.62%
Sewer Fund Expenditures	\$ 863,023	\$ 1,499,140	\$ 472,134	\$ 1,629,739	8.71%
<b>Net</b>	<b>\$ 1,137,114</b>	<b>\$ 477,860</b>	<b>\$ 1,071,768</b>	<b>\$ 557,261</b>	<b>16.62%</b>

### Public Works Enterprise Fund

PW Enterprise Fund	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
PW Ent Revenues	N/A	\$ 1,421,500	\$ 1,370,019	\$ 1,421,500	0%
PW Ent Expenditures	N/A	\$ 250,000	\$ 39,899	\$ 1,148,160	359%
<b>Net</b>	<b>N/A</b>	<b>\$ 1,171,500</b>	<b>\$ 1,330,120</b>	<b>\$ 273,340</b>	

## Budget Details

Fiscal Year - 2021-2022

### Hospitality & Accommodations Fund

H&A Fund	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
H&A Revenues	\$ 2,288,131	\$ 2,370,000	\$ 1,424,208	\$ 2,377,500	0.32%
H&A Expenditures	\$ 2,335,742	\$ 2,076,290	\$ 1,619,961	\$ 2,372,534	14.27%
Net	\$ (47,611)	\$ 293,710	\$ (195,753)	\$ 4,966	-98.31%

### Victim Advocate Fund

VAS Fund	Actual 2019-2020	Budgeted 2020-2021	Year to Date 2/28/2021	Proposed 2021-2022	% + / (-)
VAS Revenues	\$ 14,075	\$ 16,350	\$ 12,171	\$ 16,400	0.31%
VAS Expenditures	\$ 23,415	\$ 15,860	\$ 10,378	\$ 15,800	-0.38%
Net	\$ (9,340)	\$ 490	\$ 1,793	\$ 600	22.45%