

CITY OF SIMPSONVILLE: COMMITTEE OF THE WHOLE MEETING
— AGENDA —

Council Chambers, Simpsonville City Hall | Jan. 27, 2026 | 6 p.m.

1. CALL TO ORDER

Presiding Officer: Paul Shewmaker, Mayor

2. ROLL CALL

Recorder: Ashley Clark, Clerk of Council

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES:

Nov. 25, 2025

5. CITIZEN COMMENTS

(Code of Ordinances: *Chapter 2. Article II. Division 2. Sec. 2-69.b.1*) Citizens of the City or others who have standing in the City, such as business owners, shall be entitled to appear before council at regular meetings. Such persons may speak regarding matters that are within the jurisdiction of the City, except for personnel matters. At least 10 minutes prior to the time the meeting is scheduled to commence, such person wishing to appear before council must place his or her name, address, and topic to be addressed on the public comments sign-up list maintained by the City Clerk. Individual comments shall be limited to three minutes.

6. STAFF REPORTS

Department Heads will be available to answer any questions concerning the departmental monthly reports for Fire, Police, Recreation, Public Works, Planning, and Community Relations.

A. Financial Report

Maria Tooley, Finance Director

B. City Administrator Report

Tee Coker, City Administrator

7. BUSINESS

A. Appointment of City On-Call Judge Brandi White

Kimber Strong, Administrative Judge

B. Welcome Center Budget

Allison McGarity, Simpsonville Area Chamber of Commerce

C. Accommodations Tax Advisory Committee Recommendations

Maria Tooley, Finance Director

D. Ordinance O-2026-01, Proposed ordinance for the issuance and sale of City of Simpsonville, South Carolina Sewer System Revenue Refunding Bond, Series 2026 not exceeding six-million seven-hundred fifty-thousand dollars (\$6,750,000.00) and other matters relating thereto

Tee Coker, City Administrator

E. Citizens Academy

Sherry Roche, Councilmember Ward 4



(continued on Page 2)

(continued from Page 1)

F. Reopening of Hunter Street to Through Traffic
Chad O'Rear, Councilmember Ward 1

G. Resolution to Form a New Park and Budget for Development
Paul Shewmaker, Mayor

H. Resolution for Parks Acquisition and Funding Structure Exploration
Paul Shewmaker, Mayor

8. EXECUTIVE SESSION

To discuss a matter pertaining to Planning Commission (*Upon coming out of Executive Session, Council may reconvene the meeting to act on matters discussed in Executive Session*)

9. ADJOURNMENT

PLEASE NOTE CITY COUNCIL MEETING AGENDAS ARE ACCURATE AS OF THE FRIDAY PRIOR TO THE MEETING BUT ARE SUBJECT TO CHANGE UP TO TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING. PLEASE CONTACT SIMPSONVILLE CITY HALL THE DAY OF THE MEETING FOR AN UP-TO-DATE AGENDA AT 864-967-9526.

**CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE MEETING
MINUTES**

Council Chambers, Simpsonville City Hall | November 25, 2025 | 6 p.m.

1. CALL TO ORDER

Presiding Officer: Paul Shewmaker, Mayor

2. ROLL CALL

| <u>Councilmember</u> | <u>Present</u> | <u>Absent</u> |
|---------------------------|----------------|---------------|
| Ward 1 – Chad O'Rear | ✓ | |
| Ward 2 – Aaron Rupe | ✓ | |
| Ward 3 – Shannon Williams | ✓ | |
| Ward 4 – Sherry Roche | ✓ | |
| Ward 5 – Tim Pinkerton | ✓ | |
| Ward 6 – Lou Hutchings | ✓ | |
| Mayor Paul Shewmaker | ✓ | |



3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

Minutes from the Business Meeting Oct. 28, 2025 were approved as written.

5. CITIZEN COMMENTS: None

6. STAFF REPORTS PRESENTED

Administrative Dept.- Tee Coker, City Administrator, presented a City Administrator report.

7. BUSINESS ITEMS

A. Z-2025-02, Proposed Rezoning of Properties Located at 118 & 124 NE Main Street

Motion by Councilmember Hutchings, with a second by Councilmember Roche to approve Z-2025-02, Proposed Rezoning of Properties located at 118 & 124 NE Main Street. Y-7 N-0. Motion carried.

B. Resolution R-2025-05, Textile Rehabilitation Certification, Burdette Textile Factory

Motion by Councilmember Roche with a second by Councilmember Pinkerton to approve Resolution R-2025-05, Textile Rehabilitation Certification, Burdette Textile Factory. Y-7 N-0. Motion carried.

C. Proposed Resolution to Authorize Conveyance of Garrett Property to the City of Simpsonville

Motion by Councilmember Hutchings with a second by Councilmember O'Rear to approve Proposed Resolution to Authorize Conveyance of Garrett Property to the City of Simpsonville. Y-7 N-0. Motion carried.

D. Proposed Ordinance to Approve a Trespass Enforcement Authorization Program

Motion by Councilmember Roche with a second by Councilmember Rupe to approve Proposed Ordinance to Approve a Trespass Enforcement Authorization Program. Y-7 N-0. Motion carried.

E. Nomination & Selection of Council Representatives to CCNB Amphitheatre Selection Committee

Councilmember O'Rear nominated Councilmember Pinkerton. Councilmember Hutchings nominated Councilmember Roche. Councilmember Rupe nominated Councilmember O'Rear.

Councilmember Pinkerton and Councilmember Roche were selected to serve on the CCNB Amphitheatre Selection Committee alongside Mayor Shewmaker.

F. Nomination & Selection of Council Representative to the Simpsonville Chamber of Commerce Board

Councilmember Hutchings nominated Councilmember Roche.

Councilmember Roche was selected to serve on the Simpsonville Chamber of Commerce Board.

8. ADJOURNMENT 7:43PM

SIMPSONVILLE UNIFIED DEPARTMENTS REPORT

Committee of the Whole Meeting: Jan. 27, 2026

Final Report Assembled by: Justin Campbell, Community Relations Specialist

Date of Finalization: Jan. 23, 2026

EXECUTIVE SUMMARY:



In December 2025 departments of the City of Simpsonville continued to focus on service delivery, planning, and community engagement.

The **Police Department** has 10 open police officer positions and one open dispatch position with two candidates completing the hiring process for the officer positions.

The **Fire Department** maintained readiness while responding to an increased call volume compared to November, with most incidents occurring within city limits and EMS and assistance calls comprising the largest share. Fire and life safety programs reached more than 4,000 community members, and personnel resolved multiple fire code violations. Training remained a priority, with staff completing more than 800 hours across multiple specialties amid continued activity in EMS, service calls, and false alarms.

The **Parks & Recreation Department** began its year-end evaluation in preparation for the upcoming budget process, and the groundwork has been paid for the first production by the youth Simpsonville Theatre Company youth production to tentatively take place in April.

The **Public Works Department** continued to hold weekly supervisor meetings, attended the S.C. American Public Works Association meeting Dec. 10, and met with Duke Energy staff to discuss underground power options for a section of overhead power along College Street.

The **Planning Department** staff is finalizing updates to the Land Development Regulations and zoning text amendments, which are expected to be presented to Council in a workshop session later this spring. In support of downtown planning efforts, staff is also coordinating with a local engineering firm to initiate a parking study for the central downtown area. Several site plans are under review. The Planning Commission approved a rezoning request on North East Main Street in November and denied an annexation and rezoning request on Hammond Road in December. Staff is working with the City's permit portal provider to enhance the efficiency and user experience of the development submittal process.

Community Relations oversaw continued improvements to the Simpsonville Arts Center website, the 8th Annual Simpsonville Tree Lighting Ceremony, and integration of new meal delivery routes by the departments for Meals on Wheels.



Executive Summary: Overall in December 2025, the Simpsonville Fire Department balanced a busy call volume with proactive community outreach, safety inspections, and robust training to maintain readiness. The number of calls to which the Fire Department responded was higher than November 2025. Most of the incidents occurred within city limits with EMS calls and assistance calls making up the largest share. Fire and life safety programs reached 4,440 community members. Personnel resolved 15 fire code violations and logged 826 training hours across multiple specialties. Call analysis showed continued activity in EMS, service calls, and false alarms.

Past Activities & Highlights:

- Responded to 461 calls, the majority of which were EMS and service assistance calls.
- Resolved 15 fire code violations and conducted 91 fire code inspections
- Reached 4,440 residents (including 3,048 juveniles) through fire/life safety programs, e.g. blood pressure checks, prevention events, and Christmas parades
- Logged 826 hours of training in specialties of NERIS, EMT, Fire Officer 1

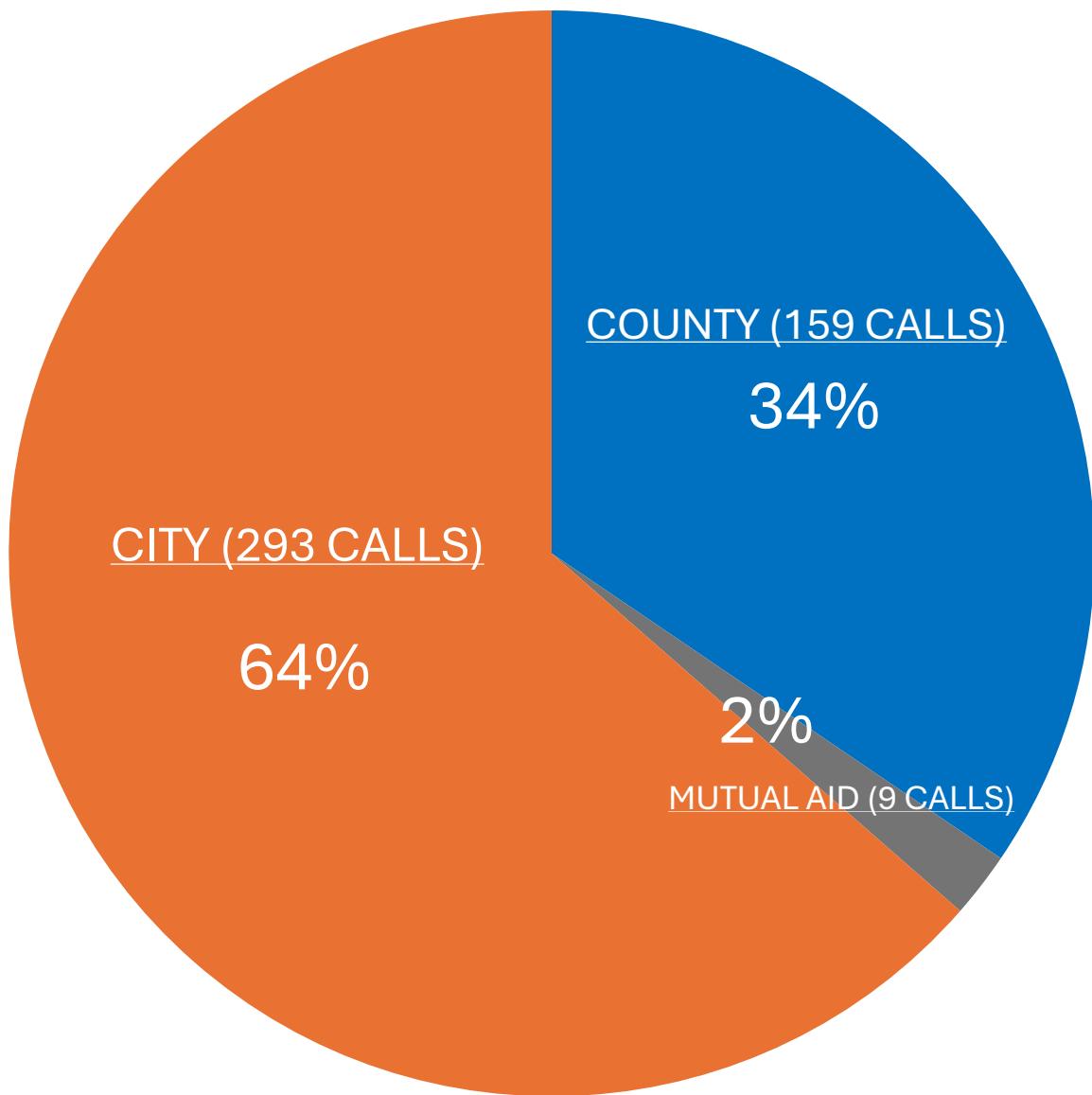
Upcoming Events & Projects:

- Continue can collection initiative to raise more money for the S. C. Burned Children's Fund.
- Focus on follow-up inspections to resolve any remaining fire code violations
- Plan ongoing fire and life safety education and community outreach programs
- National Emergency Response Information System implementation at all stations

Issues to Monitor: None at this time

Proposals & Recommendations: There has been wide positive response to and acceptance of the sponsorship initiative for fundraising for the S. C. Burned Children's Fund and is aiding in raising funds.

FD MONTHLY CALL VOLUME: DECEMBER 2025
(461 CALLS)





Executive Summary: The Police Department currently has 10 open police officer positions and one open dispatch position. There are two candidates completing the hiring process for police officers, which will result in eight open positions when that happens. Felipe Gomes resigned from his position as a police officer before the completion of the academy training.

Past Activities & Highlights:

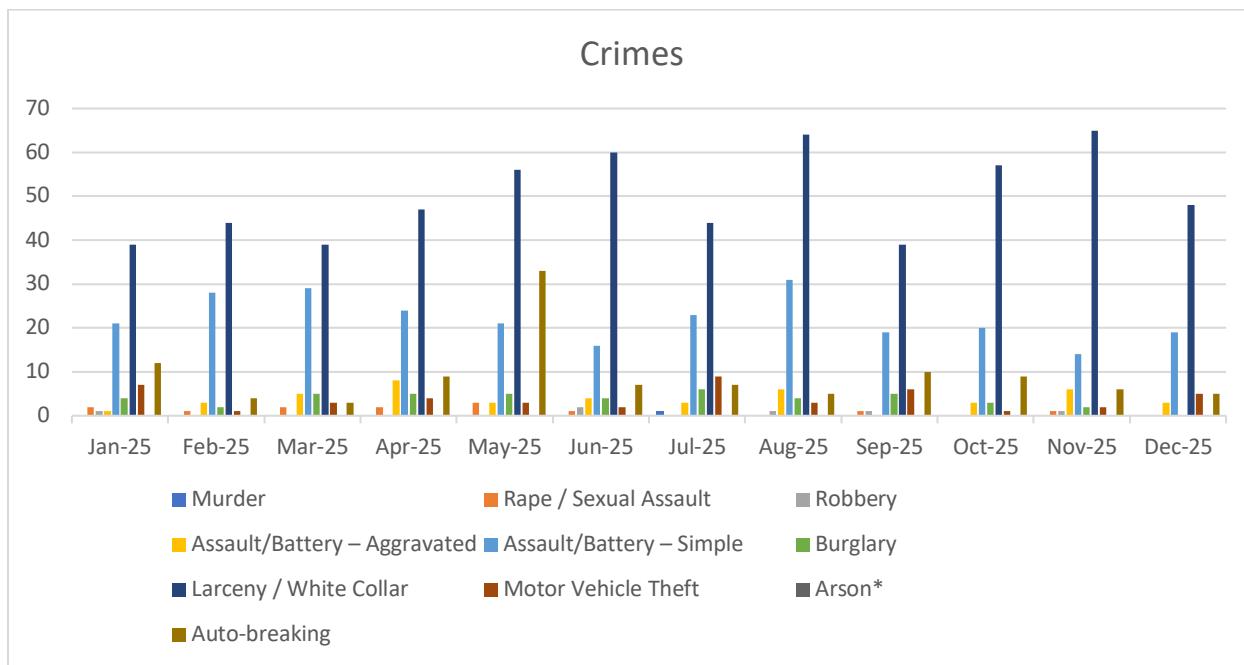
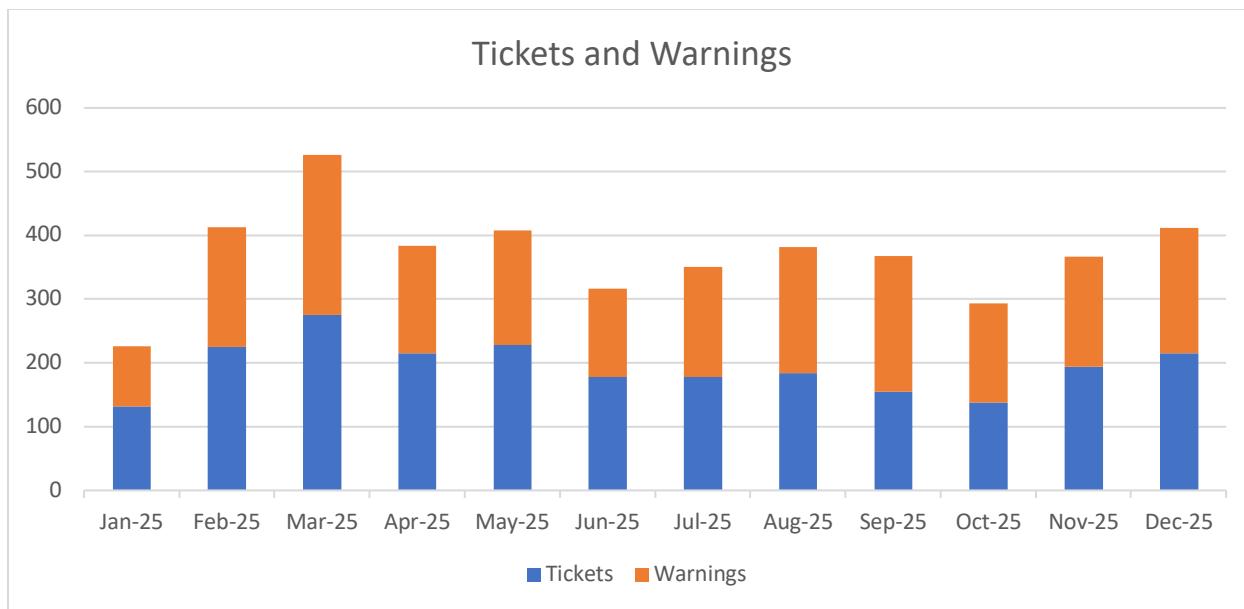
- Christmas parade on 12/05/25
- Christmas tree lighting on 12/05/25
- Shop with a Cop on 12/12/25
- Santa Paws on 12/22/25

Upcoming Events & Projects: The Police Department will begin to work on budget items and needs.

Issues to Monitor: The Police Department continues to see lower staffing/application trends and will continue to work on new ideas and tactics to help address our needs.

Proposals & Recommendations: The Police Department is considering ways to maximize exposure on social media to recruit potential candidates for open positions. The PD wants to make sure its image and brand are reaching a broader number of citizens. It may not only help with recruiting but also allow for more ways to interact with the citizens served.

(See graphs/charts on following page)





Executive Summary: The Parks & Recreation Department began its year-end evaluation in preparation for the upcoming budget process. New sod, trees, and seating areas were installed at Heritage Park in the rear concourse. The groundwork has been paid for the first production by the youth Simpsonville Theatre Company youth production to tentatively take place in April.

Past Activities & Highlights:

- **Athletics** - Winter Basketball games and Spring Sports Registration
- **Arts Center** - Christmas Show - Neal Patrick Edwards and Friends
- **Facilities** - Setup Breakfast with Santa lighting and inflatables
- **Grounds** - Heritage Park Concourse enhancement project, Gracely Park Flag field prep for January start
- **Senior Program/Activity Center** - Flatrock Christmas Trip, St Augustine Trip
- **Amphitheatre and Special Events** - Breakfast with Santa, contract meetings, Nights of Lights, Train

Upcoming Events & Projects:

- Youth Basketball
- Spring Sports Registration
- Simpsonville Youth Theatre Company announcement

Issues to Monitor: The Athletics staff is short two coordinator positions after reorganization in the last year.

Proposals & Recommendations: The Department is working toward a master plan for Parks & Recreation in Simpsonville community.



2025 Calendar Year YTD Participation Unit Totals

| Through December 2025 | Players | Volunteer Coaches |
|---|---------|-------------------|
| Spring Baseball (March-June) | 619 | 55 |
| Spring Softball (March-June) | 105 | 15 |
| Spring Flag Football (March-June) | 263 | 36 |
| Spring Volleyball (March-June) | 388 | 52 |
| Summer 3on3 Basketball (June-August) | 57 | 12 |
| Cheerleading (May-November) | 30 | 6 |
| Tackle Football (June-November) | 79 | 15 |
| Fall Baseball (August-November) | 398 | 47 |
| Fall Softball (August-November) | 84 | 9 |
| Fall Flag Football (August-November) | 232 | 36 |
| Girls Fall Flag Football (August-November) | 58 | 12 |
| Fall Volleyball (August-November) | 315 | 38 |
| Winter GIRLS 5on5 Basketball(December-February) | 72 | 16 |
| Winter 5on5 Basketball (December-February) | 182 | 18 |

| | | |
|----------------------------------|-------------|------------|
| Total Participation Units | 2882 | 367 |
|----------------------------------|-------------|------------|



Executive Summary: December is typically a slow month due to employees taking vacation time to spend with their families during the holiday season. The end of December does create challenges with residential solid waste increasing due to trash generated by the Christmas holiday. Public Works continued to hold weekly supervisor meetings, attended the S.C. American Public Works Association meeting Dec. 10, and met with Duke Energy staff to discuss underground power options for a section of overhead power along College Street.

Past Activities & Highlights:

- Participated in the Christmas Parade
- Hung Christmas lights and decorations
- Installed a privacy screen for roll carts behind new coffee shop under construction
- Staff participated in ringing the bell for The Salvation Army
- Began testing BMP located in Gracely Park

Upcoming Events & Projects:

- Closeout BMP's in Gracely Park
- Landscape upgrades at Veterans' Corner
- Budget Proposals
- West Circle creek crossing
- Trimming sight distance issues and low hanging limbs around the city

Issues Monitor: The Public Works Department's biggest challenges continue to be funding for paving, labor force growth to keep up with demand of services offered, and funding equipment with increasing market costs.

Proposals & Recommendations: The Public Works Department is planning to add three new positions in the upcoming budget cycle. Two positions will be in the Street Division, and the other position will be in the Beautification Division. Future capital needs will be proposed in the upcoming budget cycle. These capital needs will address some facility needs at Public Works, equipment needs for the maintenance of Gracely Park, and vehicle replacement needs for asphalt repair.

Public Works Annual Report: 2025-2026



Executive Summary (October 2025 – December 2025): Staff is currently concluding the final modifications to the Land Development Regulation updates. The amendments will be presented to Council in a workshop session that is tentatively scheduled for the spring. Staff is also coordinating with a local engineering firm to begin a parking study for the central downtown area.

Site Plans:

- Under Review
 - Proposed restaurant at 123 S.E. Main St.
 - New office spaces at 634 Fairview Road
 - Proposed quick service restaurant 687 Fairview Road
- Awaiting Revision/s
 - Proposed Mechanical Shop at 305 Harrison Bridge Rd
- Recently Approved
 - Bank of Travelers Rest at 611 S.E. Main St.
 - Daycare center at 3115 Industrial Drive

Meetings:

- Planning Commission
 - November item Z-2025-02: Rezoning of Property at 118 & 124 NE Main St approved by a 4-0 vote
 - December item AXZ-2025-05: Hammond Rd denied by a 2-4 vote
- Board of Zoning Appeals
 - No meetings for November – January 2026

Current Projects: The Land Development Regulation updates and general Zoning Text Amendments will come before Council in a future workshop setting.

Upcoming Projects: Staff is working with our permit portal software company (InfoVision) to improve the customer experience and staff experience of the submittal software.

Planning Department – Graphs & Charts



Executive Summary: Departments have successfully absorbed their new routes for Meals on Wheels delivery, solidifying a growing partnership with the organization. Improvements and updates to the Simpsonville Arts Center website simpsonvilleartscenter.com continued and are nearing completion. In addition to improvements to the Arts Center site, collaboration between Ghost and Police Department staff began for improvements to the said department's webpage and associated pages on simpsonville.com. The 8th Annual Simpsonville Tree Lighting Ceremony was a success with an estimated couple of hundred people in attendance; the addition of the snow machine by the Parks & Recreation Department was a sure hit with the public. The City ended 2025 with 549 records requests via the Simpsonville Public Records Request Portal or about 2 requests/business day.

Past Activities & Highlights:

- Delivery of new Meals on Wheels routes began
- 8th Annual Simpsonville Tree Lighting Ceremony

Upcoming Events & Projects:

- Integration with new manager of the CCNB Amphitheatre
- Update and approval of fee schedule for Freedom of Information Act requests

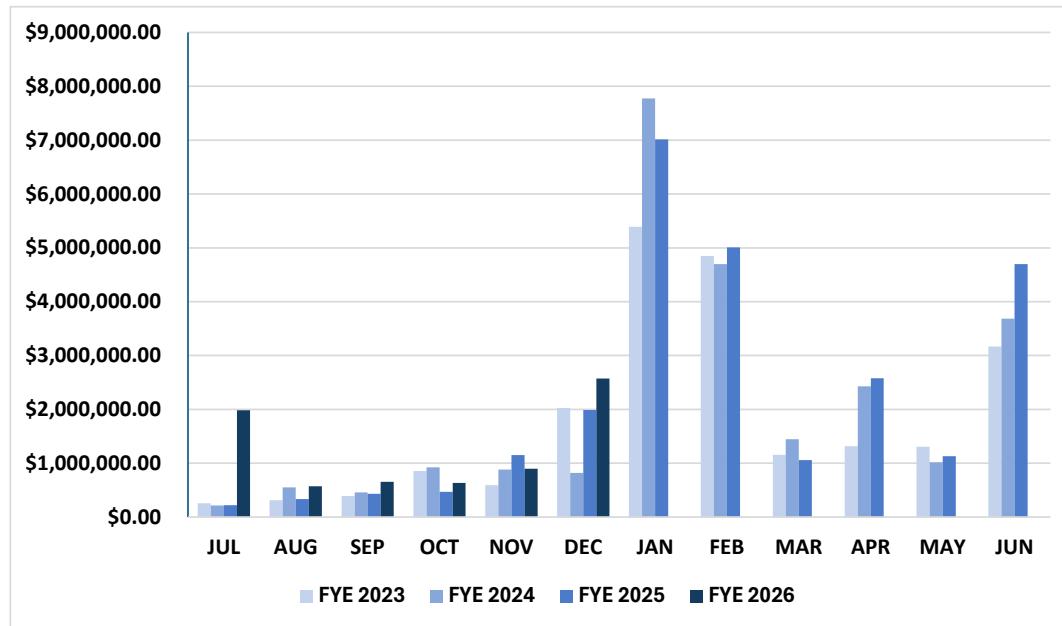
Issues to Monitor: Transition in communications, social media, and branding with new manager of the CCNB Amphitheatre

Proposals & Recommendations: None at this time



MONTHLY FINANCIAL UPDATE – Dec-25

GENERAL FUND – OVERVIEW OF REVENUE



| FYE 2025 | Revenue | FYE 2026 | Revenue |
|--------------------------------------|------------------------|--------------------------------------|------------------------|
| Jul-24 | \$222,661.95 | Jul-25 | \$1,980,972.92 |
| Aug-24 | \$336,501.40 | Aug-25 | \$572,975.45 |
| Sep-24 | \$432,918.26 | Sep-25 | \$655,937.05 |
| Oct-24 | \$466,885.91 | Oct-25 | \$634,667.91 |
| Nov-24 | \$1,149,801.31 | Nov-25 | \$898,633.20 |
| Dec-24 | \$1,990,395.57 | Dec-25 | \$2,572,879.86 |
| Jan-25 | \$7,014,179.56 | Jan-26 | |
| Feb-25 | \$5,009,446.18 | Feb-26 | |
| Mar-25 | \$1,059,103.58 | Mar-26 | |
| Apr-25 | \$2,580,427.78 | Apr-26 | |
| May-25 | \$1,130,079.03 | May-26 | |
| Jun-25 | \$4,698,173.00 | Jun-26 | |
| Year to Date Other Financing Sources | \$ 3,270,993.33 | Year to Date Other Financing Sources | \$ 54,938.87 |
| YTD *Revenue | \$29,361,566.86 | YTD *Revenue | \$7,371,005.26 |
| % of BUDGET | 119% | % of BUDGET | 28% |
| BUDGET | \$23,977,380.00 | BUDGET | \$25,659,464.00 |
| Budgeted Other Financing Sources | \$606,889.00 | Budgeted Other Financing Sources | \$916,628.00 |
| TOTAL | \$24,584,269.00 | TOTAL | \$26,576,092.00 |

| General Fund - Fiscal Year Revenue Comparison | | | |
|---|----------------|----------------|---------------------|
| As of December 2025 | | | |
| FYE – 2025 | FYE – 2026 | \$ Difference | % Increase/Decrease |
| \$4,599,164.40 | \$7,371,005.26 | \$2,771,840.86 | 60% Increase |

*YTD Revenue includes other financing sources (Proceeds disposal of assets/Insurance Proceeds/Transfers from Special Revenue)

Other Financing Sources: Proceeds on Disposals Capital Assets

Insurance Proceeds \$ 54,938.87

Transfer from Sewer Fund

Transfer from Special Revenue

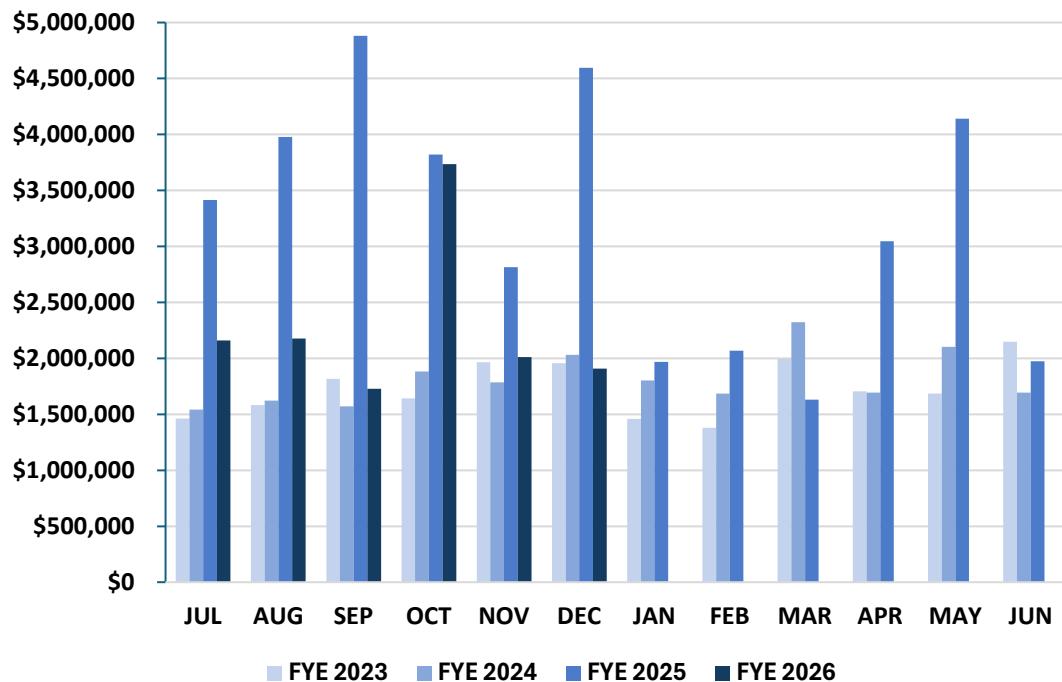
Transfer from PW Enterprise Fund

Transfer from Capital Projects Fund

Year-to-Date Other Financing Sources: \$ 54,938.87

** July 2025 received funds from sale of Old City Hall

GENERAL FUND – OVERVIEW OF EXPENDITURES



| FYE 2025 | Expenditures | FYE 2026 | Expenditures |
|---------------|------------------------|---------------|------------------------|
| Jul-24 | \$3,310,346.64 | Jul-25 | \$2,159,838.96 |
| Aug-24 | \$3,978,217.31 | Aug-25 | \$2,177,961.01 |
| Sep-24 | \$4,880,124.85 | Sep-25 | \$1,729,184.04 |
| Oct-24 | \$3,820,216.84 | Oct-25 | \$3,733,754.34 |
| Nov-24 | \$2,813,166.12 | Nov-25 | \$2,011,839.59 |
| Dec-24 | \$4,596,143.77 | Dec-25 | \$1,907,265.28 |
| Jan-25 | \$1,968,707.18 | Jan-26 | |
| Feb-25 | \$2,067,000.97 | Feb-26 | |
| Mar-25 | \$1,631,431.42 | Mar-26 | |
| Apr-25 | \$3,045,289.51 | Apr-26 | |
| May-25 | \$4,140,984.56 | May-26 | |
| Jun-25 | \$1,975,268.63 | Jun-26 | |
| YTD | \$38,226,897.80 | YTD | \$13,719,843.22 |
| % of BUDGET | 155% | % of BUDGET | 52% |
| BUDGET | \$24,584,269.00 | BUDGET | \$26,576,092.00 |

| <i>General Fund - Fiscal Year Revenue Comparison</i> | | | |
|--|-------------------|----------------------|----------------------------|
| <i>As of December 2025</i> | | | |
| <i>FYE – 2025</i> | <i>FYE – 2026</i> | <i>\$ Difference</i> | <i>% Increase/Decrease</i> |
| \$23,398,215.53 | \$13,719,843.22 | (9,678,372.31) | -41% Decrease |

Cash on Hand as of December 31, 2025:
\$6,725,358.26

GENERAL FUND – OVERVIEW OF DEBT

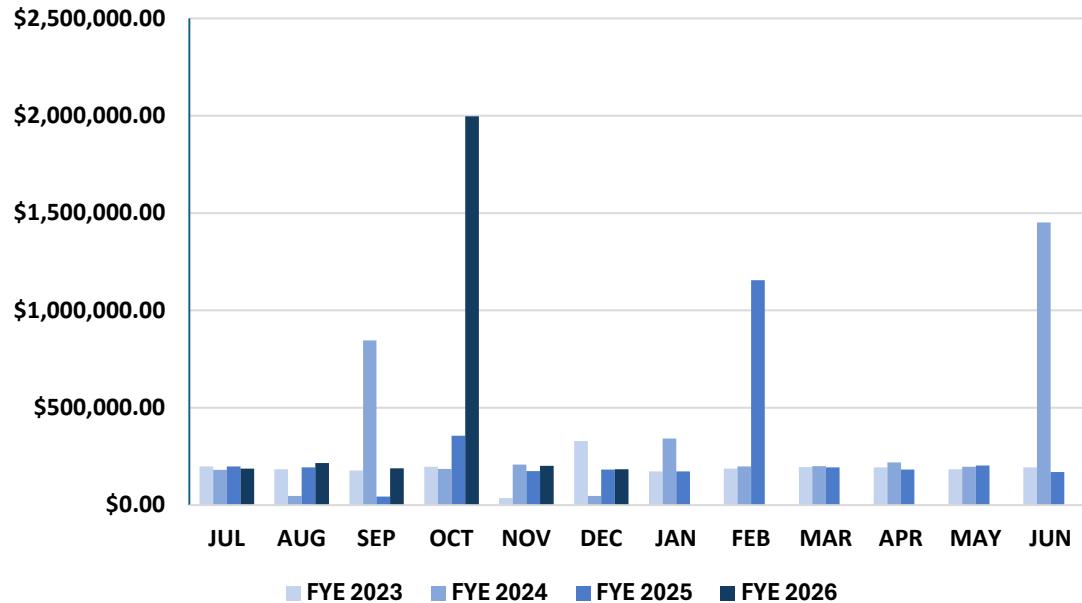
| GENERAL OBLIGATION BONDS | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made in FYE 2025 | Amount Still Due in FYE 2026 (Principal & Interest) |
|-----------------------------|------------------|-----------------|----------------------------------|---|---|
| 2019 G.O. Bond | 4/1/2026 | \$772,000 | \$115,000.00 | \$114,000.00 | \$4,476.96 |

| INSTALLMENT PURCHASE REVENUE BONDS | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made in FYE 2025 | Amount Still Due in FYE 2025 (Principal & Interest) |
|---------------------------------------|------------------|-----------------|----------------------------------|---|--|
| 2021 IPRB | 6/30/2042 | \$11,300,000.00 | \$10,105,000.00 | \$0.00 | \$0.00 |

2021 Installment Purchase Revenue Bond
Monthly Activity

| <i>2021 IPRB Details</i> | <i>Beginning Balance</i> | <i>Debt Service Payments (Monthly Installment)</i> | <i>Principal/Interest/Construction (Made by US Bank on behalf of City)</i> | <i>Ending Balance</i> |
|------------------------------|------------------------------|--|--|-----------------------|
| US Bank – Bond Fund | \$2,724.91 | | \$8.03 | \$2,732.94 |

SEWER FUND – OVERVIEW OF REVENUE†

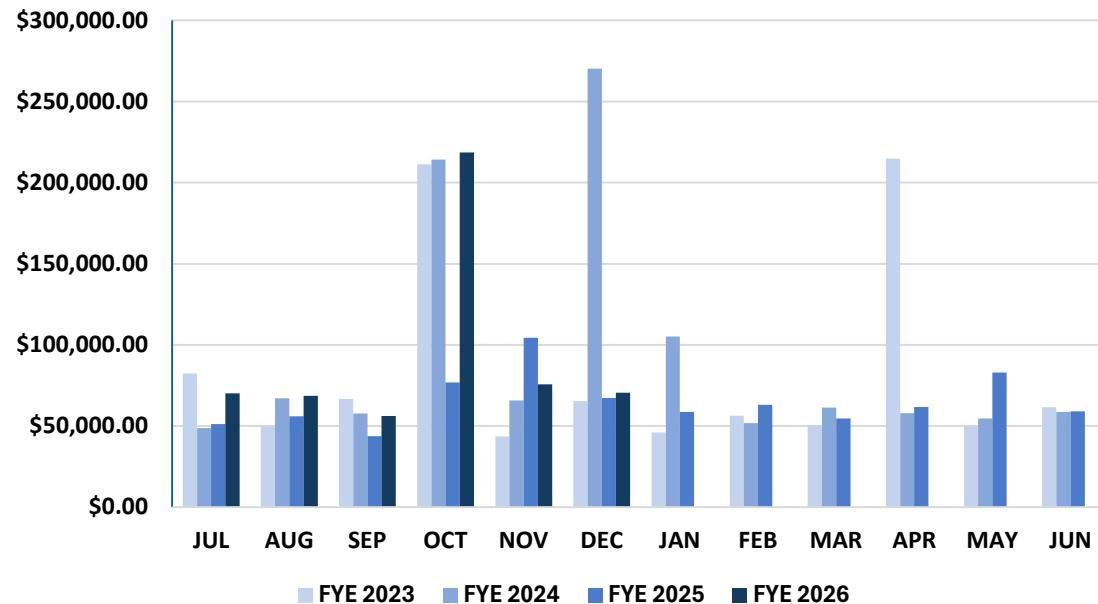


† Excludes donated sewer infrastructure

| FYE 2025 | Revenue | FYE 2026 | Revenue |
|---------------|-----------------------|---------------|-----------------------|
| Jul-24 | \$198,594.09 | Jul-25 | \$188,005.34 |
| Aug-24 | \$194,142.59 | Aug-25 | \$216,727.01 |
| Sep-24 | \$44,083.66 | Sep-25 | \$189,702.76 |
| Oct-24 | \$356,816.26 | Oct-25 | \$1,996,657.36 |
| Nov-24 | \$175,678.90 | Nov-25 | \$201,411.48 |
| Dec-24 | \$182,892.12 | Dec-25 | \$184,042.42 |
| Jan-25 | \$174,916.72 | Jan-26 | |
| Feb-25 | \$1,155,766.70 | Feb-26 | |
| Mar-25 | \$193,137.64 | Mar-26 | |
| Apr-25 | \$183,034.60 | Apr-26 | |
| May-25 | \$203,977.44 | May-26 | |
| Jun-25 | \$169,517.51 | Jun-26 | |
| YTD | \$3,232,558.23 | YTD | \$2,976,546.37 |
| % of BUDGET | 142% | % of BUDGET | 131% |
| BUDGET | \$2,270,000.00 | BUDGET | \$2,270,000.00 |

| Sewer Fund - Fiscal Year Revenue Comparison | | | |
|---|----------------|----------------|---------------------|
| As of December 2025 | | | |
| FYE - 2025 | FYE - 2026 | \$ Difference | % Increase/Decrease |
| \$1,152,207.62 | \$2,976,546.37 | \$1,824,338.75 | 158% Increase |

SEWER FUND – OVERVIEW OF EXPENDITURES†



| FYE 2025 | Expenditures | FYE 2026 | Expenditures |
|-------------|---------------------|-------------|---------------------|
| Jul-24 | \$52,905.53 | Jul-25 | \$70,202.68 |
| Aug-24 | \$56,042.17 | Aug-25 | \$68,667.32 |
| Sep-24 | \$43,813.75 | Sep-25 | \$56,173.37 |
| Oct-24 | \$76,779.00 | Oct-25 | \$218,552.94 |
| Nov-24 | \$104,441.60 | Nov-25 | \$75,717.91 |
| Dec-24 | \$67,182.38 | Dec-25 | \$70,595.87 |
| Jan-25 | \$58,644.73 | Jan-26 | |
| Feb-25 | \$63,151.96 | Feb-26 | |
| Mar-25 | \$54,679.60 | Mar-26 | |
| Apr-25 | \$61,660.99 | Apr-26 | |
| May-25 | \$83,047.32 | May-26 | |
| Jun-25 | \$59,012.73 | Jun-26 | |
| YTD | \$781,361.76 | YTD | \$559,910.09 |
| % of BUDGET | 62% | % of BUDGET | 51% |
| BUDGET | \$1,252,394.00 | BUDGET | \$1,108,724.00 |

*Cash on Hand as of December 31, 2025:
\$1,447,562.12*

| <i>Sewer Fund - Fiscal Year Expense Comparison</i> | | | | |
|--|-------------------|----------------------|----------------------------|----------|
| <i>As of December 2025</i> | | | | |
| <i>FYE – 2025</i> | <i>FYE – 2026</i> | <i>\$ Difference</i> | <i>% Increase/Decrease</i> | |
| \$401,164.43 | \$559,910.09 | \$158,745.66 | 40% | Increase |

SEWER FUND - OVERVIEW OF LIABILITIES

LIABILITIES*

| REVENUE BOND* | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made in FY 2026 | Amount Still Due in FYE 2026 (Principal & Interest) |
|--------------------------|---------------|-----------------|----------------------------------|--|---|
| 2016 Revenue Bond | 4/1/2037 | \$10,270,000 | \$7,070,000.00 | \$311,755.25 | \$498,808.40 |

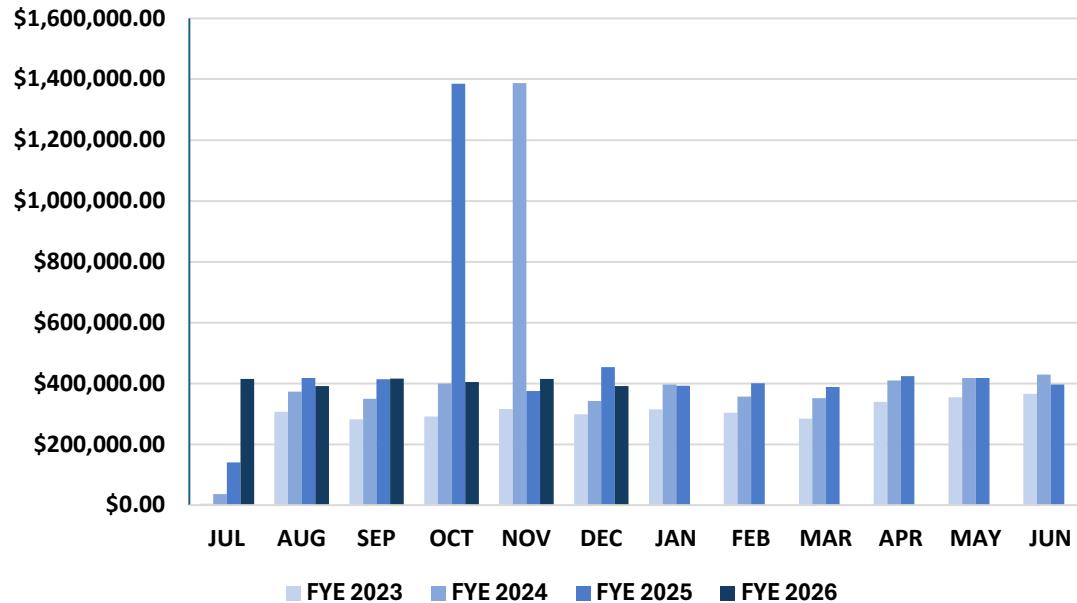
‡ Excludes depreciation expenses

* Not included in expenditure report

2016 Sewer Revenue Bond Monthly Activity

| <i>2016 Sewer Revenue Bond Details</i> | <i>Beginning Balance</i> | <i>Debt Service Payments (Monthly Installment)</i> | <i>Principal/Interest/Construction (Made by US Bank on behalf of City)</i> | <i>Ending Balance</i> |
|--|------------------------------|--|--|-----------------------|
| US Bank - Debt Service Fund | \$400,993.02 | \$62,351.05 | \$1,035.44 - Interest | \$464,379.51 |

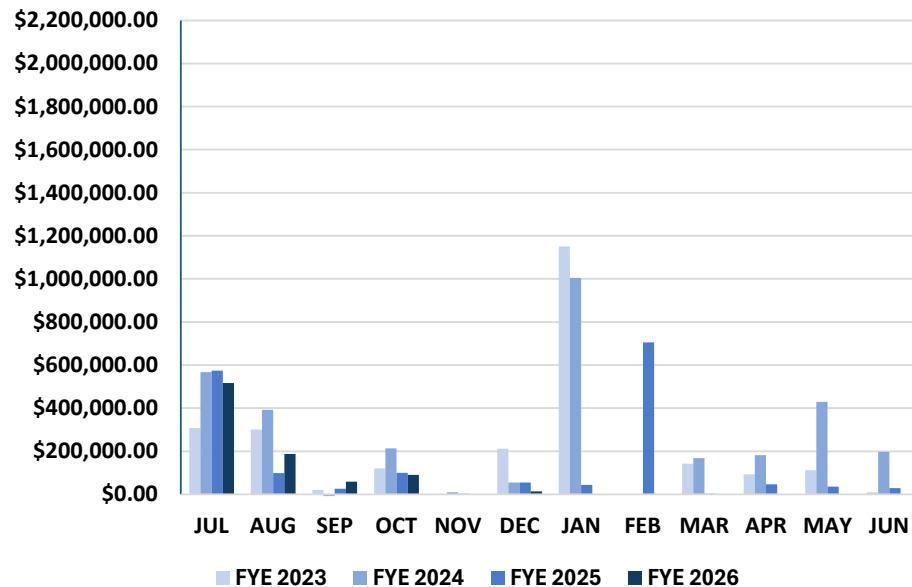
SPECIAL REVENUE FUND – OVERVIEW OF REVENUE



| FYE 2025 | Revenue | FYE 2026 | Revenue |
|-------------|-----------------------|-------------|-----------------------|
| Jul-24 | \$140,138.36 | Jul-25 | \$415,172.70 |
| Aug-24 | \$418,166.30 | Aug-25 | \$391,182.38 |
| Sep-24 | \$413,608.66 | Sep-25 | \$416,089.94 |
| Oct-24 | \$1,385,483.64 | Oct-25 | \$404,988.82 |
| Nov-24 | \$430,899.59 | Nov-25 | \$414,898.09 |
| Dec-24 | \$453,457.87 | Dec-25 | \$391,766.72 |
| Jan-25 | \$445,882.67 | Jan-26 | |
| Feb-25 | \$400,122.50 | Feb-26 | |
| Mar-25 | \$388,679.63 | Mar-26 | |
| Apr-25 | \$423,951.95 | Apr-26 | |
| May-25 | \$418,126.15 | May-26 | |
| Jun-25 | \$396,245.41 | Jun-26 | |
| YTD | \$5,714,762.73 | YTD | \$2,434,098.65 |
| % of BUDGET | 143% | % of BUDGET | 53% |
| BUDGET | \$4,000,000.00 | BUDGET | \$4,550,000.00 |

| <u>Special Revenue Fund - Fiscal Year Revenue Comparison</u> | | | | |
|--|-------------------|----------------------|----------------------------|----------|
| <u>As of December 2025</u> | | | | |
| <u>FYE – 2025</u> | <u>FYE – 2026</u> | <u>\$ Difference</u> | <u>% Increase/Decrease</u> | |
| \$3,241,754.42 | \$2,434,098.65 | (\$807,655.77) | -25% | Decrease |

SPECIAL REVENUE FUND – OVERVIEW OF EXPENDITURES



| FYE 2025 | Expenditure | Transfers | FYE 2026 | Expenditure | Transfers |
|-------------|----------------|----------------|-------------|----------------|--------------|
| Jul-24 | \$521,462.58 | \$0.00 | Jul-25 | \$516,896.50 | \$0.00 |
| Aug-24 | \$98,428.24 | \$0.00 | Aug-25 | \$186,800.00 | \$0.00 |
| Sep-24 | \$26,505.74 | \$0.00 | Sep-25 | \$59,466.00 | \$0.00 |
| Oct-24 | \$100,218.06 | \$0.00 | Oct-25 | \$89,768.28 | \$0.00 |
| Nov-24 | \$2,948.81 | \$135,330.55 | Nov-25 | \$0.00 | \$0.00 |
| Dec-24 | \$55,416.06 | \$0.00 | Dec-25 | \$13,411.90 | \$0.00 |
| Jan-25 | \$1,061,649.84 | \$0.00 | Jan-26 | | |
| Feb-25 | \$704,932.53 | \$0.00 | Feb-26 | | |
| Mar-25 | \$3,232.56 | \$944,232.53 | Mar-26 | | |
| Apr-25 | \$46,130.04 | \$485,214.60 | Apr-26 | | |
| May-25 | \$35,537.09 | \$0.00 | May-26 | | |
| Jun-25 | \$28,282.19 | \$557,464.48 | Jun-26 | | |
| YTD | \$2,684,743.74 | \$2,122,242.16 | YTD | \$866,342.68 | \$0.00 |
| % of BUDGET | 140% | 347% | % of BUDGET | 36% | 0% |
| BUDGET | \$1,923,228.00 | \$612,377.00 | BUDGET | \$2,430,621.00 | \$650,505.00 |

| <u>Special Revenue Fund - Fiscal Year Revenue Comparison</u> | | | |
|--|-------------------|----------------------|----------------------------|
| <u>As of December 2025</u> | | | |
| <u>FYE – 2025</u> | <u>FYE – 2026</u> | <u>\$ Difference</u> | <u>% Increase/Decrease</u> |
| \$804,979.49 | \$866,342.68 | \$61,363.19 | 8% Increase |

Cash on Hand as of December 31, 2025:
\$9,294,524.67

SPECIAL REVENUE - OVERVIEW OF DEBT

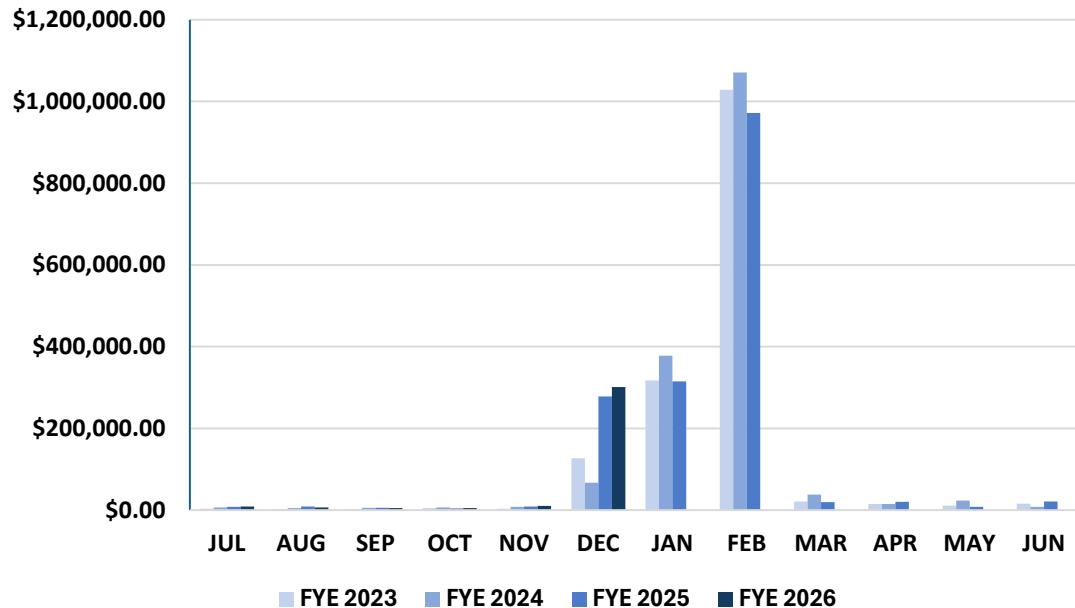
| H&A TAX REVENUE REFUNDING AND IMPROVEMENT BOND | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made in FYE 2026 | Amount Still Due in FYE 2026 (Principal & Interest) |
|--|---------------|-----------------|-------------------------------------|--------------------------------------|---|
| 2021 Revenue Bond | 6/30/2036 | \$14,155,000 | \$11,040,000.00 | \$450,833.31 | \$935,833.40 |

2021 H&A Tax Revenue Bond

Monthly Activity

| 2021 H&A TAX REVENUE BOND Details | <i>Beginning Balance</i> | <i>Debt Service Payments</i> | <i>Principal/Interest/Construction (Made by US Bank on behalf of City)</i> | <i>Ending Balance</i> |
|--|------------------------------|----------------------------------|--|-----------------------|
| US Bank - Interest Account | \$226,597.85 | \$41,250.00 | \$603.08 Interest Earned | \$268,450.93 |
| US Bank - Principal Account | \$763,141.66 | \$65,416.63 | \$2,146.75 Interest Earned | \$830,705.04 |
| US Bank - Construction Fund | \$13,540,069.53 | | \$39,915.30 Interest Earned | \$13,579,984.83 |

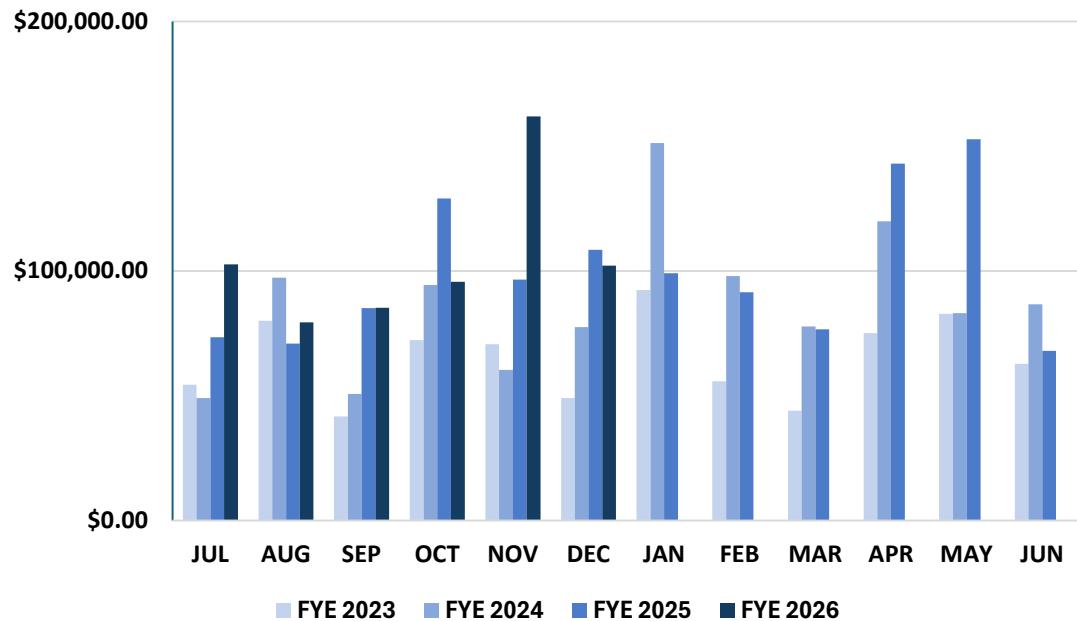
PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE



| FYE 2025 | Revenue | FYE 2026 | Revenue |
|-------------|-----------------------|----------|---------------------|
| Jul-24 | \$7,842.47 | Jul-25 | \$9,131.00 |
| Aug-24 | \$8,723.95 | Aug-25 | \$6,644.75 |
| Sep-24 | \$6,024.48 | Sep-25 | \$4,976.92 |
| Oct-24 | \$4,000.76 | Oct-25 | \$4,813.67 |
| Nov-24 | \$8,795.81 | Nov-25 | \$10,636.34 |
| Dec-24 | \$278,030.38 | Dec-25 | \$301,164.43 |
| Jan-25 | \$315,105.55 | Jan-26 | |
| Feb-25 | \$971,890.11 | Feb-26 | |
| Mar-25 | \$19,792.92 | Mar-26 | |
| Apr-25 | \$20,610.36 | Apr-26 | |
| May-25 | \$8,239.63 | May-26 | |
| Jun-25 | \$20,943.04 | Jun-26 | |
| YTD | \$1,669,999.46 | YTD | \$337,367.11 |
| % of Budget | | 105% | |
| Budget | \$1,587,000.00 | Budget | \$1,673,000.00 |

| PW Enterprise Fund - Fiscal Year Revenue Comparison | | | | |
|---|--------------|---------------|---------------------|----------|
| As of December 2025 | | | | |
| FYE – 2025 | FYE – 2026 | \$ Difference | % Increase/Decrease | |
| \$313,417.85 | \$337,367.11 | \$23,949.26 | 8% | Increase |

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



| FYE 2025 | Expenditures | FYE 2026 | Expenditures |
|-------------|----------------|-------------|----------------|
| Jul-24 | \$94,630.17 | Jul-25 | \$102,639.30 |
| Aug-24 | \$70,857.56 | Aug-25 | \$79,471.49 |
| Sep-24 | \$85,105.92 | Sep-25 | \$85,242.34 |
| Oct-24 | \$129,009.39 | Oct-25 | \$95,621.58 |
| Nov-24 | \$96,556.16 | Nov-25 | \$161,928.89 |
| Dec-24 | \$108,477.69 | Dec-25 | \$102,142.20 |
| Jan-25 | \$99,134.50 | Jan-26 | |
| Feb-25 | \$91,462.83 | Feb-26 | |
| Mar-25 | \$76,677.56 | Mar-26 | |
| Apr-25 | \$143,078.78 | Apr-26 | |
| May-25 | \$152,803.79 | May-26 | |
| Jun-25 | \$67,984.71 | Jun-26 | |
| YTD | \$1,215,779.06 | YTD | \$627,045.80 |
| % of Budget | | % of Budget | |
| | 94% | | 46% |
| Budget | \$1,287,568.00 | Budget | \$1,377,165.00 |

PW Enterprise Fund - Fiscal Year Expense Comparison

As of December 2025

| FYE – 2025 | FYE – 2026 | \$ Difference | % Increase/Decrease |
|--------------|--------------|---------------|---------------------|
| \$584,636.89 | \$627,045.80 | \$42,408.91 | 7% Increase |

Cash on Hand as of December 31, 2025:

\$1,629,128.74

Preliminary Budget Report (Dec 31st)

| Account | Budgeted Expenditures | YTD Expenditures | Encumbrance | Remaining Balance | Percent Remaining |
|---------------------------|-----------------------|------------------|--------------|-------------------|-------------------|
| Mayor/Council | \$159,396.00 | \$68,473.72 | | \$90,922.28 | 57% |
| Administration | | | | | |
| <i>Administration</i> | \$3,820,091.00 | \$1,216,797.09 | | \$2,603,293.91 | 68% |
| <i>*Municipal Complex</i> | - | \$749,217.40 | | | |
| <i>Court</i> | \$375,180.00 | \$155,931.30 | | \$219,248.70 | 58% |
| Police | | | | | |
| <i>Police</i> | \$7,183,915.00 | \$3,363,951.90 | \$64,770.49 | \$3,755,192.61 | 52% |
| <i>Dispatch</i> | \$845,762.00 | \$334,219.94 | | \$511,542.06 | 60% |
| Fire | \$8,552,078.00 | \$5,412,282.27 | \$43,793.98 | \$3,096,001.75 | 36% |
| Public Works | | | | | |
| <i>Public Works</i> | \$2,274,005.00 | \$895,523.82 | | \$1,378,481.18 | 61% |
| <i>Sewer</i> | \$1,108,724.00 | \$559,910.09 | | \$548,813.91 | 49% |
| <i>Garage</i> | \$366,601.00 | \$119,404.91 | \$ 5,450.00 | \$241,746.09 | 66% |
| Recreation | | | | | |
| <i>Recreation</i> | \$1,910,157.00 | \$821,376.82 | | \$1,088,780.18 | 57% |
| <i>Heritage Park</i> | \$1,028,267.00 | \$558,049.13 | \$8,363.40 | \$461,854.47 | 45% |
| <i>Amphitheater</i> | \$60,640.00 | \$24,614.92 | | \$36,025.08 | 59% |
| Special Revenue | \$3,081,126.00 | \$866,342.68 | \$329,414.62 | \$1,885,368.70 | 61% |
| PW Enterprise Fund | \$1,377,165.00 | \$627,045.80 | | \$750,119.20 | 54% |

| Department | Purchase Order Number | Purchase Order Date | Vendor | Description | Purchase Order Total | Status |
|-------------------|-----------------------|---------------------|------------------------------|----------------------------------|----------------------|----------|
| Police Department | 1000338 | 7/2/2025 | Dataworks | LiveScan Plus/Hardware | \$24,495.00 | Complete |
| Sewer | 1000339 | 7/8/2025 | Ford of Spartanburg | 2025 Ford Pickup Truck | \$49,160.00 | Complete |
| Police Department | 1000340 | 7/8/2025 | West Chatham Warning | Utility Admin Package | \$20,756.76 | Complete |
| Police Department | 1000341 | 7/8/2025 | West Chatham Warning | Upfitting for 3 Slick Top | \$45,707.29 | Complete |
| Police Department | 1000342 | 7/8/2025 | Garrett's Discount Golf Cars | EGG25 Valor Golf Carts | \$17,671.50 | Complete |
| Police Department | 1000343 | 7/8/2025 | Santee Automotive | 4 2025 Ford Interceptors | \$186,224.00 | Complete |
| Police Department | 1000344 | 7/8/2025 | Ford of Spartanburg | 2025 Ford Interceptor | \$46,022.00 | Complete |
| Public Works | 1000345 | 7/10/2025 | The Charles Machine Works | Mini Steer | \$64,176.77 | Complete |
| Public Works | 1000346 | 7/11/2025 | Enviromental Systems | ArcGIS Desktop Items | \$4,744.00 | Complete |
| Public Works | 1000347 | 7/15/2025 | Kevin Whitaker | 2025 Chevrolet LCF | \$62,872.00 | Complete |
| Fire Department | 1000348 | 7/22/2025 | Chism Drywall LLC | Replace Ceiling Grid & Tile | \$8,700.00 | Complete |
| Rec Deparment | 1000349 | 7/22/2025 | Capital One Card Services | Flag Football Sets | \$8,363.40 | Open |
| Fire Department | 1000350 | 7/21/2025 | M&M Heating & Air | New HVAC System | \$21,440.00 | Complete |
| Police Department | 1000351 | 7/28/2025 | C Department of Juvenile | Juvenile Housing | \$12,000.00 | Open |
| Rec Deparment | 1000352 | 7/29/2025 | GameOn | Custom Cap and Visor | \$13,440.87 | Complete |
| Rec Deparment | 1000353 | 7/29/2025 | GameOn | G-Fusion Football Jerseys & Pads | \$7,821.06 | Complete |
| Rec Deparment | 1000354 | 7/29/2025 | GameOn | Cheer Uniform Packages | \$3,679.26 | Complete |
| Public Works | 1000355 | 7/29/2025 | STI Turf Care Equipment | 4520 PRO Model | \$30,389.00 | Complete |
| Public Works | 1000356 | 7/29/2025 | STI Turf Care Equipment | Mower | \$14,075.74 | Complete |
| Public Works | 1000357 | 7/30/2025 | D2 Powersports | 2025 Polaris Ranger | \$19,518.78 | Complete |
| Rec Deparment | 1000358 | 7/30/2025 | Ford of Spartanburg | 2025 Ford F250 Pickup | \$49,124.00 | Open |

| Department | Purchase Order Number | Purchase Order Date | Vendor | Description | Purchase Order Total | Status |
|-------------------|-----------------------|---------------------|-----------------------------|------------------------------------|----------------------|----------|
| Fire Department | 1000359 | 8/5/2025 | Proper International | Boots | \$3,143.66 | Complete |
| Rec Deparment | 1000360 | 8/8/2025 | Capital One Card Services | Flag Football Sets | \$2,416.80 | Complete |
| Fire Department | 1000361 | 8/11/2025 | OSI Federal Technologies | Research Tables | \$5,251.61 | Complete |
| Public Works | 1000362 | 8/11/2025 | Amick Equipment | Sidewinder | \$357,049.10 | Complete |
| Fire Department | 1000363 | 8/11/2025 | Proper International | Revtac Ripstop Tactical Pant | \$7,434.31 | Complete |
| Fire Department | 1000364 | 8/18/2025 | Proper International | Uniform | \$3,406.92 | Complete |
| Rec Deparment | 1000365 | 8/18/2025 | Gameon | Customom Baseball/Softball | \$13,091.27 | Complete |
| Public Works | 1000366 | 8/21/2025 | Lay of the Land of NC INC | Spreader | \$10,790.00 | Complete |
| Police Department | 1000367 | 8/21/2025 | Caseguard, Inc | Annual Subscription | \$4,545.00 | Complete |
| Fire Department | 1000368 | 8/21/2025 | Proper International | Uniforms | \$3,322.24 | Complete |
| Rec Deparment | 1000369 | 8/26/2025 | Capital One Card Services | Volleyball Jerseys | \$4,823.00 | Complete |
| Public Works | 1000370 | 8/26/2025 | Schaefer Systems Intl | 95 Gallon Cart | \$15,791.88 | Complete |
| Fire Department | 1000371 | 8/28/2025 | Stryker Sales Corp | Lifepak | \$2,876.12 | Open |
| Administration | 1000372 | 9/19/2025 | Seasoned Tree Care | 3 Trees Removed | \$12,800.00 | Complete |
| Public Works | 1000373 | 9/24/2025 | Napa Auto Parts | Napa Tracs Shop Management Program | \$5,450.00 | Open |
| Fire Department | 1000374 | 10/2/2025 | Stryker Sales Corp | Lifepak | \$2,876.12 | Complete |
| Rec Deparment | 1000375 | 10/22/2025 | Allan Herschell Company LLC | Train Parts | \$11,420.00 | Complete |
| Rec Deparment | 1000376 | 10/31/2025 | Gameon | Uniforms | \$9,018.16 | Complete |
| Rec Deparment | 1000377 | 11/13/2025 | MUSCO Corporation | Woodside Park Lighting | \$275,000.00 | Open |

| Department | Purchase Order Number | Purchase Order Date | Vendor | Description | Purchase Order Total | Status |
|-------------------|-----------------------|---------------------|------------------------------|---------------------------------|----------------------|----------|
| Fire Department | 1000378 | 11/19/2025 | Municipal Emergency Services | Turnout Coat and Pants | \$33,742.98 | Open |
| Fire Department | 1000379 | 11/13/2025 | Municipal Emergency Services | Turnout Coat, Pants, and Gloves | \$275,000.00 | Open |
| Rec Department | 1000380 | 12/5/2025 | Barco Products Co | Wheelchair Acc Table | \$5,290.62 | Complete |
| Police Department | 1000381 | 12/18/2025 | Dana Safety Supply | Ballistic w/ Carrier | \$5,005.32 | Complete |
| Police Department | 1000382 | 12/18/2025 | Carolina Emblem Co | Simpsonville Patches | \$2,057.88 | Complete |



CITY ADMINISTRATOR'S REPORT

January 2026 Committee of the Whole

Annual Audit: Staff has worked with external auditors from Green Finney Cauley to complete the City's financial audit for FY 24-25.

CCNB Amphitheatre: Staff continue to negotiate terms of agreement with an as-yet-unnamed venue management company. Staff will present a long-form contract for Council review and approval in the coming days.

Hurricane Helene Recovery: Staff met with representatives from FEMA on January 7 and 20. The City is still awaiting reimbursement for debris-removal expenses. Additionally, two culvert improvement projects remain in the federal approval process.

Downtown Revitalization and Streetscape: On January 9, CoTransCo let Phase 1 of the Downtown Streetscape project for construction bids. A mandatory pre-bid meeting is scheduled for January 28 in Council Chambers. Final bid submittals are due March 12.

Emergency Operations Planning: Staff continues to work with the Greenville County Emergency Management Division to update the city's emergency operations plan.

Gracely Park: The park's bioretention ponds are now functioning properly.

Harrison Bridge Road Corridor: On January 16, Staff met with representatives from SCDDOT, Greenville County, and GPATS to discuss the current condition and plans for the Harrison Bridge Road corridor.

Municipal Complex: On November 26, an acoustician delivered a report with recommended steps to improve the sound quality in Council Chambers. Staff is working with DP3 on design options for a permanent solution.

Road Resurfacing: No update from previous month.

Sewer Bond Rating: On January 9, S&P Global affirmed its AA long-term bond rating for the City's Series 2016 Sewer Revenue Bonds. (AA is S&P's third-highest rating for municipal bonds.)

Swamp Rabbit Trail Phase 2: No update from previous month.

Sewer Improvements: No update from previous month.

Stormwater: No update from previous month.



City of Simpsonville - Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Kimber Strong

Department: Court

Date Submitted: 01/14/2026

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

Swearing in of On Call Judge Brandi White

Summary of Item / Purpose:

Brandi White to be sworn in as a City of Simpsonville Judge for the purpose on on call duties.

Are supporting documents attached?

Yes No



City of Simpsonville – Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Maria Tooley

Department: Administration

Date Submitted: 01/15/2025

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

- Welcome Center Budget-Presented by Allison McGarity
- A-Tax Committee Recommendations-Report

Summary of Item / Purpose:

Allison McGarity with the Chamber will be presenting the Welcome Center Budget for FY2027. I will present to Council the Recommendations made by the A-Tax Committee for the 2026-2027 Budget Year

Are supporting documents attached?

Yes No

Simpsonville Welcome Center
Proposed Annual Budget
July 2026 – June 2027

This budget proposal accounts for the portion of Simpsonville's accommodations tax revenue that is designated for Simpsonville's Welcome Center. The Welcome Center is housed and managed by the Simpsonville Area Chamber of Commerce in partnership with the City of Simpsonville. An annual agreement is in place between the Chamber and the City to provide guidance on how these funds are to be spent, and quarterly and annual reports are shared regularly for tracking and management purposes.

The proposed budget for July 2026 through June 2027 is highlighted in yellow. The column to its left shows the previous year's approved budget for comparison purposes. Most line items reflect a moderate increase to account for the continued growth of our community and expanded Welcome Center services.

Revenue Notes:

Welcome Center Funds are split between two intended uses: General Operations and Tourism Advertising. In accordance with our agreement with the City, eighty percent of total a-tax revenue is allocated for General Operations, and twenty percent is allocated for Tourism Advertising.

- Funds for **General Operations** are intended for recurring expenses such as rent, insurance, supplies, staff time, utilities, etc.
- Funds for **Tourism Advertising** are intended for marketing initiatives that will increase Simpsonville's brand awareness, encourage non-residents to visit our city, and promote our businesses and resources to a geographically broad demographic.

The Chamber contributes internal funding to maintain a zero-based budget for the Welcome Center.

Expense Notes:

Tourism Advertising refers to specific paid advertisements and marketing contracts that are designed to promote the Simpsonville area to potential visitors outside the area. Examples include our partnership with the Original Relocation Guide, SC Living, Summit Media, Community Journals, Post & Courier and others.

Chamber-owned Digital Marketing includes the Chamber's website and email marketing programs that primarily promote Chamber activities, but also have designated areas that promote resources for newcomers and visitors.

All other expense lines represent portions of the Chamber's budget that are attributed to Welcome Center maintenance and/or management. Each expense is calculated on a percentage that is relevant to the Chamber's overall budget (see notes in Line Item Justification & Percentage Rationale).

Simpsonville Welcome Center, Managed by the Simpsonville Area Chamber of Commerce

Annual Budget

July 2026 - June 2027

| Budgeted Line Items | Approved 2025-2026 Welcome Center Budget | Proposed 2026-2027 Welcome Center Budget | % of Chamber Budget Allocated to WC Functions | Chamber's Total Budget Per Line Item |
|--|---|---|--|---|
| Welcome Center Funding from Accomodations Tax | | | | |
| A Tax Revenue for WC - Operations (80%) | 45,000.00 | 50,000.00 | 100% | 45,000.00 |
| A Tax Revenue for WC - Advertising (20%) | 11,250.00 | 12,500.00 | 100% | 11,250.00 |
| Total from City A-Tax | \$ 56,250.00 | \$ 62,500.00 | | 56,250.00 |
| Welcome Center Funding from Chamber | | | | |
| Chamber Investment to WC | 3,810.00 | 560.00 | 100% | 560.00 |
| Total from Chamber | \$ 3,810.00 | \$ 560.00 | | 560.00 |
| Welcome Center Expenses | | | | |
| Advertising & Promotion for Tourism & Relocation | 14,000.00 | 15,000.00 | 100% | 15,000.00 |
| Chamber-Owned Digital Marketing (Website, Email, etc.) | 1,750.00 | 2,125.00 | 25% | 8,500.00 |
| Property & Liability Insurance | 1,500.00 | 1,500.00 | 25% | 6,000.00 |
| Office Supplies & Expenses | 800.00 | 900.00 | 10% | 9,000.00 |
| Facility & Storage Lease Payments | 11,250.00 | 11,875.00 | 25% | 47,500.00 |
| Utilities | 1,750.00 | 1,750.00 | 25% | 7,000.00 |
| Payroll & Related Taxes/Fees | 29,010.00 | 29,910.00 | 15% | 199,400.00 |
| Total Expenses | \$ 60,060.00 | \$ 63,060.00 | | 292,400.00 |
| Net Welcome Center Funding | \$ - | \$ - | | |

Line Item Justification & Percentage Rationale

| | |
|---|--|
| Revenue | |
| A Tax Revenue for WC - Operations (80%) | 80% of WC funds to be spent on Operational expenses |
| A Tax Revenue for WC - Advertising (20%) | 20% of WC funds to be spent on Tourism Promotion expenses |
| Chamber Investment to WC | Additional funds from local businesses and events bridge any gaps in funding. |
| Expenses | |
| Advertising & Promotion for Tourism & Relocation | Advertising decisions will be made in coordination with City administration. |
| Chamber-Owned Digital Marketing (Website, Email, etc) | 25% of content and traffic devoted to Welcome Center & Tourism related content |
| Property & Liability Insurance | 25% of Chamber's insurance expenses attributed to Welcome Center. |
| Office Supplies & Expenses | 10% of Chamber's supply expenses attributed to Welcome Center services. |
| Facility & Storage Lease Payments | Welcome Center areas account for 25% of Chamber's office space and storage expenses. |
| Utilities | 25% of utilities attributed to Welcome Center areas in Chamber's office and storage units. |
| Payroll & Related Taxes/Fees | Includes staff time with phone calls & visitors, web management, and general administration. |

Funds Requested

| | Organization Name | Project | Projected Event Date | Funds Awarded 2021-2022 | Funds Awarded 2022-2023 | Funds Awarded 2023-2024 | Funds Awarded 2024-2025 | Funds Awarded 2025-2026 | Staff Recommendations 2026-2027 | Fund Requested 2026-2027 | A-Tax Committee Recommendations to Council |
|----|---------------------------------------|--------------------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------------------|--------------------------|--|
| 1 | City of Simpsonville | Simply Freedom Fest | July 2026 | \$35,000.00 | \$42,000.00 | \$45,000.00 | \$38,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$ 50,000.00 |
| 2 | Simpsonville Area Chamber of Commerce | Sipping in Simpsonville Wine Tasting | September/October 2026 | \$7,000.00 | \$5,000.00 | \$5,000.00 | \$4,500.00 | \$10,000.00 | \$11,000.00 | \$12,500.00 | \$ 11,000.00 |
| 3 | Simpsonville Area Chamber of Commerce | Halloween at Heritage Park | November 2026 | \$4,500.00 | \$4,500.00 | \$4,500.00 | \$3,000.00 | \$7,500.00 | \$7,500.00 | \$8,500.00 | \$ 7,500.00 |
| 4 | Simpsonville Area Chamber of Commerce | Sipping in Simpsonville Beer Tasting | May/June 2027 | \$7,000.00 | \$5,000.00 | \$5,000.00 | \$4,500.00 | \$10,000.00 | \$11,000.00 | \$12,500.00 | \$ 11,000.00 |
| 8 | Simpsonville Area Chamber of Commerce | Update Historic Walking Tour | November/December 2025 | \$2,000.00 | \$0.00 | \$0.00 | \$0.00 | \$1,000.00 | \$0.00 | \$0.00 | \$ - |
| 11 | Simpsonville Garden Club | Civic Beautification Project | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,500.00 | \$3,500.00 | \$ 2,000.00 |
| 3 | Simpsonville Arts Foundation (SAFI) | Oktoberfest | September/October 2025 | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$5,000.00 | \$5,500.00 | \$8,000.00 | \$10,000.00 | \$ 8,000.00 |
| 8 | Simpsonville Arts Foundation (SAFI) | Spring Into Art | April/May 2027 | \$0.00 | \$0.00 | \$2,500.00 | \$1,000.00 | \$1,000.00 | \$3,000.00 | \$5,000.00 | \$ 3,000.00 |
| 7 | Simpsonville Arts Foundation (SAFI) | Walking Art Tour Brochure | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$500.00 | \$1,000.00 | \$1,000.00 |
| 5 | Everything Outdoor Fest | Everything Outdoor Fest | October 2026 | \$0.00 | \$10,000.00 | \$0.00 | \$0.00 | \$15,000.00 | \$20,000.00 | \$30,000.00 | \$ 21,000.00 |
| 6 | SC Koi & Water Garden Society | South Carolina Koi & Goldfish Show | September 25-27 2026 | \$10,000.00 | \$4,000.00 | \$7,000.00 | \$4,000.00 | \$5,000.00 | \$10,000.00 | \$10,000.00 | \$ 10,000.00 |
| 9 | Simpsonville Youth Theatre | Acting Up Camp/Classes/Shows | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,000.00 | \$15,000.00 | \$ 10,000.00 |
| 10 | Simpsonville Echoes Ensemble Theatre | Ensemble Special Needs | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$8,000.00 | \$10,000.00 | \$ 6,000.00 |
| 13 | Simpsonville Parks & Rec | Movies in the Park | May/June 2027 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,000.00 | \$6,000.00 | \$ 4,000.00 |
| 14 | Simpsonville Parks & Rec | Food Truck Rodeo and Concert Series | March/June 2026 | \$7,000.00 | \$10,000.00 | \$11,000.00 | \$7,000.00 | \$15,000.00 | \$12,000.00 | \$15,000.00 | \$ 12,000.00 |
| | | TOTAL | | \$77,500.00 | \$85,500.00 | \$85,000.00 | \$67,000.00 | \$120,000.00 | \$156,500.00 | \$189,000.00 | \$ 156,500.00 |

Total Amount Available for Allocation 2025-2026 **\$156,500.00**



City of Simpsonville – Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Maria Tooley

Department: Administration

Date Submitted: 01/21/2026

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

Ordinance providing for the issuance and sale of a not exceeding six million seven hundred fifty thousand dollars (\$6,750,000) City of Simpsonville, South Carolina Sewer System Revenue refunding bond, series 2026 and other matters relating thereto.

Summary of Item / Purpose:

The principal amount listed in the title gives the City the flexibility of refunding all of the Series 2016 Bond if interest rates are low enough. More than likely the amount will be slightly less than \$4 million with what can actually be refunded.

Are supporting documents attached?

Yes No



Tee Coker
CITY ADMINISTRATOR
864.967.9526
TCoker@Simpsonville.com

Date: January 23, 2026

To: City Council

From: City Administrator

Subject: Ordinance O-2026-01 – Sewer System Revenue Refunding Bond, Series 2026

Mayor and Council:

This item is a series ordinance authorizing the City to issue a Sewer System Revenue Refunding Bond, Series 2026, in an amount not to exceed \$6.75 million. The purpose is to refinance all or a portion of our 2016 sewer revenue bonds and pay the related costs of issuance.

Background: In 2016, the City issued sewer system revenue bonds to fund sewer system improvements. This ordinance authorizes the City to refinance (“currently refund”) all or a portion of those outstanding bonds when market conditions support improved terms.

Summary of the Ordinance: The ordinance would authorize issuance of the Sewer System Revenue Refunding Bond, Series 2026, under the City’s existing sewer bond framework. It would set Council-approved parameters for the refinancing, including maximum principal amount not to exceed \$6,750,000; net interest rate not to exceed 4.50%; and a final maturity no later than April 1, 2037. It would also establish the Bond’s repayment mechanism through a dedicated debt service fund administered by the Trustee. Lastly, it would delegate authority to the City Administrator to solicit proposals from qualified financial institutions and complete the transaction within the limits set by Council.

Financial Impact: The Bond is payable solely from sewer system revenues, after operation and maintenance costs, not from property taxes or the General Fund. Proceeds will be used to refund the Series 2016 bonds and to pay costs of issuance. Any remaining funds may be deposited to the Series 2026 debt service fund.

Procurement and Selection Approach: Following adoption, the City Administrator would be authorized to issue a request for proposals to qualified financial institutions and accept the proposal that provides the best overall value, so long as the transaction remains within Council’s caps (principal, interest rate, and maturity).

Compliance: A bank trustee will serve as Trustee/Registrar/Paying Agent to administer bond payments and related functions. The ordinance contains standard municipal finance provisions addressing tax compliance and continuing disclosure. Additionally, the

obligation is that of the City as an entity, and the ordinance includes standard protections providing that City officers and employees are not personally liable.

Alternatives to Consider: One, do not refinance the 2016 bonds and continue repayment under the existing structure; or two, delay action and revisit refinancing when market conditions change, with the risk of missing favorable pricing windows.

Requested Motion: “Move to adopt the Series Ordinance authorizing the issuance and sale of the City of Simpsonville Sewer System Revenue Refunding Bond, Series 2026, in a principal amount not to exceed \$6,750,000, and authorizing the City Administrator and staff to take all actions necessary to complete the refunding transaction within the limits established by the ordinance.”

Next Steps if Approved: Staff will solicit bank proposals, evaluate terms with our Municipal Advisor and bond counsel, select the best proposal within Council-approved limits, and proceed to closing documentation and execution.

ORDINANCE NO. 2026-01

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING SIX MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$6,750,000) CITY OF SIMPSONVILLE, SOUTH CAROLINA SEWER SYSTEM REVENUE REFUNDING BOND, SERIES 2026 AND OTHER MATTERS RELATING THERETO.

SERIES ORDINANCE
Enacted March 10, 2026

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Exhibit A – Form of Bond

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA IN MEETING DULY ASSEMBLED:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Recitals and Statement of Purpose

As an incident to the enactment of this Ordinance (the “**Ordinance**”) and the issuance of the bonds provided for herein, the City Council of the City of Simpsonville (the “**City Council**”), the governing body of the City of Simpsonville, South Carolina (the “**City**”), finds that the facts set forth in this **Article I** exist, and the following statements are in all respects true and correct.

(a) The City has made general provision for the issuance from time to time of Sewer System Revenue Bonds (the “**Bonds**”) of the City through the enactment of an ordinance entitled “**AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF SEWER SYSTEM REVENUE BONDS OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO**” (the “**Bond Ordinance**”) on October 11, 2016.

(b) It is provided in and by the Bond Ordinance that, upon enactment of a “Series Ordinance” there may be issued one or more series of Bonds for the purpose of obtaining funds for the expansion, improvement, repair and replacement of the sewer system of the City (the “**System**”); providing funds for the payment of any bond anticipation note or notes that may have been issued in anticipation of the issuance and sale of Bonds; refunding Bonds or other obligations issued to provide land or facilities that are or are to become a part of the System or that are or were payable in whole or in part from revenues of the System, including any redemption premium related thereto; providing funds for the payment due of interest on such Bonds; funding a debt service reserve fund, if any, established for the benefit of the Holders of a particular Series of Bonds or restoring such funds to their required funding level; and paying the cost of issuance of Bonds, including the cost of any credit enhancement therefor.

(c) Pursuant to the Bond Ordinance, the City previously issued its \$10,270,000 Sewer System Revenue Bonds, Series 2016, dated November 15, 2016 (the “**Series 2016 Bonds**”), which were used to defray the cost of various improvements to the System including (a) flow metering, smoke testing and manhole inspection of portions of the System to determine inflow and infiltration of stormwater into the System; (b) rehabilitation, repair and/or replacement of sewer lines and manholes; (c) lining of sewer lines as needed with cured in place pipe; and (d) various other capital improvements to the System.

(d) The City Council has determined that it is in the best interests of the customers of the City to currently refund all or a portion of the Series 2016 Bonds (the “**Refunded Bonds**”) and to finance related issuance costs (collectively, the “**Undertaking**”).

(e) By reason of the foregoing, the City has determined to enact this ordinance as a “Series Ordinance” in accordance with the terms and provisions of the Bond Ordinance in order to effect the issuance of the bond described herein for the purpose of financing the Undertaking.

[End of Article I]

ARTICLE II

DEFINITIONS AND AUTHORITY

Section 2.01 Definitions

(a) Except as provided in subsection (b) below, all terms which are defined in Section 2.02 of the Bond Ordinance shall have the same meanings in this 2026 Series Ordinance as such terms are prescribed to have in the Bond Ordinance.

(b) As used in this 2026 Series Ordinance, unless the context shall otherwise require, the following terms shall have the following respective meanings:

“Bond Ordinance” shall mean the Ordinance entitled “AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF SEWER SYSTEM REVENUE BONDS OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO” enacted October 11, 2016, by the City Council.

“Interest Payment Date” shall mean, with respect to the Series 2026 Bond, April 1 or October 1 or any other dates selected by the City Administrator, until the principal of the Series 2026 Bond has been paid in full.

“Series 2026 Bond” shall mean the not exceeding \$6,750,000 City of Simpsonville, South Carolina Sewer System Revenue Refunding Bond, Series 2026 authorized by this 2026 Series Ordinance.

“Trustee,” “Registrar” and “Paying Agent” shall mean U.S. Bank Trust Company, National Association and its successors and assigns.

“2026 Debt Service Fund” shall mean the Fund established pursuant to **Section 4.06** hereof to provide for the payment of the principal of and interest on the Bond.

“2026 Series Ordinance” shall mean this Ordinance.

Section 2.01 Authority for this 2026 Series Ordinance

This 2026 Series Ordinance is enacted pursuant to the provisions of the Bond Ordinance.

[End of Article II]

ARTICLE III

USEFUL LIFE

Section 3.01 Determination of the Useful Life of the System

The period of usefulness of the System is hereby determined to be not less than forty (40) years from the date hereof.

[End of Article III]

ARTICLE IV

AUTHORIZATION AND TERMS OF THE SERIES 2026 BOND

Section 4.01 Principal Amount and Designation of Series 2026 Bond

Pursuant to the provisions of the Enabling Act and the Bond Ordinance, a single Bond of the City designated as "City of Simpsonville, South Carolina Sewer System Revenue Refunding Bond, Series 2026" (or other appropriate annual series designation), in an aggregate principal amount not to exceed Six Million Seven Hundred Fifty Thousand Dollars (\$6,750,000), entitled to the benefits, protection and security of the provisions of the Bond Ordinance is hereby authorized for the purposes set forth below in **Section 4.02**.

Section 4.02 Purposes of Series 2026 Bond

The Series 2026 Bond is authorized for the purposes of financing the Undertaking.

Section 4.03 Date, Interest Rate, Maturity and Redemption of the Series 2026 Bond

The Date of Issue of the Series 2026 Bond shall be the date of its delivery. The Series 2026 Bond shall be issued as a single fully-registered Bond in the denomination of \$6,750,000 or such lesser amount as is actually issued, shall bear interest at a net interest rate not to exceed 4.5% per annum (calculated on the basis of a 360-day year of twelve 30-day months) and payable as to interest semiannually on each Interest Payment Date. Principal of the Series 2026 Bond will be payable in annual installments on the date and in the years and principal amount as determined by the City Administrator provided that the final maturity date shall not be later than April 1, 2037.

The Series 2026 Bond shall be subject to redemption prior to maturity on such terms as agreed to by the City Administrator, upon advice of the City's Municipal Advisor, and the purchaser thereof as may be outline in such purchaser's commitment letter or term sheet. There is no Reserve Requirement for the Series 2026 Bond.

Section 4.04 Authentication and Payment of Principal and Interest of Series 2026 Bond

The Series 2026 Bond shall be authenticated by the Registrar (as identified below) on such date as the same shall be delivered. The principal of and interest on the Series 2026 Bond shall be paid by check or draft mailed from the office of the Trustee to the person in whose name the Bond is registered at the close of business on the Record Date, and presentment of the Series 2026 Bond for payment shall not be required except for the final payment of principal and interest thereon.

Section 4.05 Appointment of Trustee, Registrar and Paying Agent

U.S. Bank Trust Company, National Association is hereby appointed as the Trustee, Registrar and Paying Agent of the Series 2026 Bond. The Series 2026 Bond shall be presented for registration of transfers and exchanges as provided in the Bond Ordinance, and notices and demands in respect of the Series 2026 Bond may be served upon the Registrar.

Section 4.06 Establishment of 2026 Debt Service Fund

In accordance with the Bond Ordinance, the 2026 Debt Service Fund is hereby directed to be established with the Trustee on the date of original delivery of the Series 2026 Bond for the benefit of the

Holder of the Series 2026 Bond. Payments to and from the 2026 Debt Service Fund shall be made in accordance with the provisions of Articles VII and VIII of the Bond Ordinance.

Section 4.07 Form of Series 2026 Bond

The Series 2026 Bond together with the Certificate of Authentication and Assignment to appear thereon, are to be in substantially the form attached hereto as ***Exhibit A***, with necessary and appropriate variations, omissions and insertions as permitted or required by the Bond Ordinance or this 2026 Series Ordinance. The Series 2026 Bond shall be numbered R-1.

[End of Article IV]

ARTICLE V

EXECUTION OF BOND; NO RE COURSE

Section 5.01 Execution

The Series 2026 Bond shall be executed by the Mayor or the City Administrator and attested by the City Clerk and authenticated in accordance with the applicable provisions of the Bond Ordinance.

Section 5.02 No Recourse

All covenants, stipulations, promises, agreements and obligations of the City contained in the Bond Ordinance or in this 2026 Series Ordinance shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not those of any officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal or redemption price of or interest on the Series 2026 Bond or for any claim based thereon or on the Bond Ordinance or on this 2026 Series Ordinance, either jointly or severally, against any officer or employee of the City or any person executing the Series 2026 Bond.

[End of Article V]

ARTICLE VI

APPLICATION OF THE SERIES 2026 BOND PROCEEDS

Section 6.01 Use and Disposition of Series 2026 Bond Proceeds

Upon the delivery of the Series 2026 Bond and receipt of the proceeds thereof, such proceeds shall be disposed of as follows:

(a) a portion of the Series 2026 Bond proceeds, along with moneys which may be contributed by the City, which will equal the amount necessary to currently refund all or a portion of the Refunded Bonds and interest accrued thereon, shall be deposited with U.S. Bank Trust Company, National Association, the trustee for the Refunded Bond, to be wired immediately to the Holders thereof, to currently refund all or a portion of the Refunded Bonds on the date of closing of the Series 2026 Bond;

(b) the remaining sums shall be deposited into an account maintained by the City to be utilized to pay costs of issuance of the Series 2026 Bond; and

(c) any proceeds remaining after financing the Undertaking may be deposited in the 2026 Debt Service Fund for payment of principal of and interest on the Series 2026 Bond.

[End of Article VI]

ARTICLE VII

SALE AND AWARD OF SERIES 2026 BOND

Section 7.01 Sale and Award of Series 2026 Bond

The City Administrator is hereby authorized (i) to distribute a request for proposals to one or more financial institutions, (ii) to determine the final principal amount and maturity date of the Series 2026 Bond and (iii) to accept the proposal from such financial institution that provides the best overall deal to the City, provided that the aggregate principal amount does not exceed \$6,750,000, the interest rate does not exceed 4.5% and the final maturity does not extend beyond April 1, 2037, without further action required of the City Council. The City Administrator, on behalf of the City, is hereby authorized to execute, if requested, the commitment letter or term sheet of the successful purchaser, which terms thereof are consistent herewith.

Section 7.02 Restricted Transfer

The Series 2026 Bond may be sold or transferred by the initial purchaser only to purchasers who execute an investment letter delivered to the City, in form satisfactory to the City, containing certain representations, warranties and covenants as to the suitability of such purchasers to purchase and hold the Series 2026 Bond. Such restriction shall be set forth on the face of the Series 2026 Bond and shall be complied with by each transferee of the Series 2026 Bond. Written notice of such transfer will be provided to the Trustee by the Holder.

[End of Article VII]

ARTICLE VIII

COMPLIANCE WITH REQUIREMENTS OF THE CODE; BANK QUALIFICATION

Section 8.01 Compliance with the Code Generally

(a) The City will comply with all requirements of the Code in order to preserve the tax-exempt status of the Series 2026 Bond, including without limitation, the requirement to file an information report with the Internal Revenue Service and the requirement to comply with the provisions of Section 148(f) of the Code and Section 1.148-3 of the Treasury Regulations pertaining to the rebate of certain investment earnings on the proceeds of the Series 2026 Bond to the United States Government.

(b) The City further represents and covenants that it will not take any action which will, or fail to take any action (including, without limitation, filing the required information report with the Internal Revenue Service) which failure will, cause interest on the Series 2026 Bond to become includable in the gross income of the Holder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder. Without limiting the generality of the foregoing, the City represents and covenants that:

(i) All property financed or refinanced by the net proceeds of the Series 2026 Bond will be owned by the City in accordance with the rules governing the ownership of property for federal income tax purposes.

(ii) The City shall not permit any facility financed or refinanced with the proceeds of the Series 2026 Bond to be used in any manner that would result in (i) ten percent (10%) or more of such proceeds being considered as having been used directly or indirectly in any trade or business carried on by any natural person or in any activity carried on by a person other than a natural person other than a governmental unit as provided in Section 141(b) of the Code, or (ii) five percent (5%) or more of such proceeds being considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

(iii) The City is not a party to nor will it enter into any contracts with any person for the use or management of any facility financed or refinanced with the proceeds of the Series 2026 Bond that do not conform to the guidelines set forth in Revenue Procedure 2017-13, as amended or supplemented, of the Internal Revenue Service.

(iv) The City will not sell or lease any property financed or refinanced by the Series 2026 Bond to any person unless it obtains the opinion of Bond Counsel that such lease or sale will not affect the tax exemption of the Series 2026 Bond.

(v) The Series 2026 Bond will not be federally guaranteed within the meaning of Section 149(b) of the Code. The City shall not enter into any leases or sales or service contracts with any federal government agency unless it obtains the opinion of nationally recognized bond counsel that such action will not affect the tax exemption of the Series 2026 Bond.

Section 8.02 Rebate

(a) In addition to the covenants contained in **Section 8.01** hereof, the City covenants that:

(i) It will comply with the provisions of Section 148(f) of the Code and applicable Treasury Regulations pertaining to the rebate of certain investment earnings on the proceeds of the Series 2026 Bond to the United States Government. In this connection, the City covenants to compute, on or before the dates required of it in Section 148(f) of the Code and the applicable Treasury Regulations, the rebateable amounts, if any, pertaining to the Series 2026 Bond and to pay to the United States Government in a timely fashion all amounts required to be so paid under said Section 148(f) of the Code and applicable Treasury Regulations with respect to the Series 2026 Bond. In this respect, the City will pay to the United States Government in the manner described in subparagraph (2) below an amount equal to the sum of:

(A) the excess of:

(1) The amount earned on all non-purpose investments (as defined in the Treasury Regulations) with respect to the Series 2026 Bond over

(2) The amount which would have been earned if such non purpose investments were invested at a rate equal to the yield (as defined in the Treasury Regulations) on the Series 2026 Bond, plus

(B) any income attributable to such excess.

(ii) Such payments shall be made to the United States Government, at the address prescribed in Section 148(f) of the Code and applicable Treasury Regulations, as follows:

(A) Not less frequently than once each five (5) years after the date of issuance of the Series 2026 Bond, an amount such that, together with prior amounts paid to the United States Government, the total paid to the United States Government is equal to ninety percent (90%) of the amount due as of the date of such payments, and

(B) Not later than sixty (60) days after the date on which the Series 2026 Bond has been paid in full, all of the amount due as of the date of payment.

(b) In connection with the above, the City Administrator is hereby authorized to make the necessary findings and elections to enable the City to elect to proceed with any spend down exemptions to rebate as may be permitted under said Section 148(f) of the Code and applicable Treasury Regulations as he shall determine in his discretion to be in the best interests of the City.

Section 8.03 Designation of Series 2026 Bond as Bank Qualified

The City reasonably expects that the aggregate principal amount of the Series 2026 Bond, together with the original principal amount of all other tax-exempt obligations of the City (other than obligations which are private activity bonds which are not qualified 501(c)(3) bonds as defined in Section 145 of the Code) issued in the same calendar year in which the Series 2026 Bond is issued, will, in the aggregate, not exceed \$10 million. The City hereby designates the Series 2026 Bond “qualified tax-exempt obligations” within the meaning of Section 265(b)(3)(B) of the Code.

[End of Article VIII]

ARTICLE IX

MISCELLANEOUS

Section 9.01 Severability

If any one or more of the covenants or agreements provided in this 2026 Series Ordinance on the part of the City or any fiduciary to be performed should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this 2026 Series Ordinance.

Section 9.02 Table of Contents and Section Headings Not Controlling

The Table of Contents and the Headings of the several Articles and Sections of this 2026 Series Ordinance have been prepared for convenience of reference only and shall not control, affect the meaning of, or be taken as an interpretation of any provision of this 2026 Series Ordinance.

Section 9.03 State Law Continuing Disclosure

Pursuant to Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended (“**Section 11-1-85**”), the City covenants that they will file with a central repository for availability in the secondary bond market when requested:

- (a) An annual independent audit, within thirty (30) days of the City’s receipt of the audit; and
- (b) Event specific information within thirty (30) days of an event adversely affecting more than five percent of the System revenues.

The only remedy for failure by the City to comply with the covenant in this Section shall be an action for specific performance of this covenant. The City specifically reserve the right to amend or delete this covenant to reflect any change in Section 11-1-85 (including any repeal of said Section), without the consent of any Holder of the Series of 2026 Bond.

Section 9.04 Ordinance to Constitute Contract

In consideration of the purchase and acceptance of the Series 2026 Bond by those who shall purchase and hold the same from time to time, the provisions of the Bond Ordinance and this 2026 Series Ordinance shall be deemed to be and shall constitute a contract between the City and the Holder from time to time of the Series 2026 Bond, and such provisions are covenants and agreements with such Holder which the City hereby determines to be necessary and desirable for the security and payment thereof. The pledge hereof and in the Bond Ordinance and the provisions, covenants, and agreements herein and therein set forth to be performed on behalf of the City shall be for the equal benefit, protection, and security of the Holder of the Series 2026 Bond.

Section 9.05 Additional Documents

The Mayor, the City Administrator, the Finance Director and the City Clerk are each individually fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2026 Bond in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she or they shall approve, is hereby fully authorized.

Section 9.06 Notices

All notices, certificates, or other communications hereunder or under the Bond Ordinance shall be sufficiently given and shall be deemed given when mailed by registered mail, postage prepaid, addressed as follows:

If to the City: City of Simpsonville, South Carolina
425 E. Curtis Street
Simpsonville, South Carolina 29681
Attention: City Administrator

If to the Trustee: U.S. Bank Trust Company, National Association
Mail Code: EX-SC-WMSC
1441 Main Street, Suite 775
Columbia, South Carolina 29201
Attention: Corporate Trust Services

The City and the Trustee may, by notice given to the other parties, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

[End of Article IX]

DONE in meeting duly assembled, this 10th day of March, 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

First reading: February 10, 2026
Second reading: March 10, 2026

EXHIBIT A

(FORM OF BOND)

**CITY OF SIMPSONVILLE, SOUTH CAROLINA
SEWER SYSTEM REVENUE REFUNDING BOND
SERIES 2026**

No. R-1

| <u>Issue Date</u> | <u>Maturity Date</u> | <u>Interest Rate</u> |
|--------------------------|-----------------------------|-----------------------------|
|--------------------------|-----------------------------|-----------------------------|

PRINCIPAL AMOUNT: _____

REGISTERED HOLDER: _____

The **CITY OF SIMPSONVILLE, SOUTH CAROLINA** (the “*City*”), a body corporate and politic and a municipal corporation of the State of South Carolina (the “*State*”), acknowledges itself indebted and for value received hereby promises to pay, solely from the sources and as hereinafter provided, to the Registered Holder named above, or its registered assigns, the Principal Amount stated above on the payment dates set forth below, unless this Series 2026 Bond shall have been redeemed prior thereto as hereinafter provided and to pay interest on such principal amount at the Interest Rate stated above (calculated on the basis of a 360-day year of twelve 30-day months), until the obligation of the City with respect to the payment of such principal amount shall be discharged. Interest on the Bond will be payable semiannually each _____ 1 and _____ 1, commencing _____ 1, 20_____. Principal of the Bond will be payable in annual installments on each _____ 1 in each of the years and in the amounts as follows:

| | | | |
|--------------------|--------------------------------|--------------------|--------------------------------|
| <u>Year</u> | <u>Principal Amount</u> | <u>Year</u> | <u>Principal Amount</u> |
|--------------------|--------------------------------|--------------------|--------------------------------|

The principal and interest so payable will be paid to the person in whose name this Series 2026 Bond is registered at the close of business on the 15th day of the month immediately preceding such Bond Payment Date (the “*Record Date*”).

The principal of this Series 2026 Bond and interest hereon shall be payable by check or draft mailed at the times provided herein without presentation or surrender of the Bond from the designated office of U.S. Bank Trust Company, National Association (the “*Trustee*”) to the person in whose name this Series 2026 Bond is registered on the Record Date at the address shown on the registration books. The principal of and interest on this Series 2026 Bond are payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

[Redemption Provisions][, together, in each case, with the interest accrued on the principal amount to the date fixed for redemption.]

This Series 2026 Bond is issued pursuant to and in accordance with the State Constitution and Title 6, Chapter 21, Code of Laws of South Carolina 1976, as amended, and a Bond Ordinance (the **“Bond Ordinance”**) duly enacted by the City Council on October 11, 2016, and a Series Ordinance (the **“Series Ordinance”**) duly enacted by the City Council on March 10, 2026 (the Bond Ordinance and the Series Ordinance are hereinafter together referred to as the **“Ordinances”**). Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinances. Certified copies of the Ordinances are on file in the office of the City Clerk and in the office of the Clerk of Court for Greenville County. This Series 2026 Bond is issued for the purpose of obtaining funds to defray the costs of currently refunding all or a portion of the Refunded Bonds and to pay costs and expenses relating to the issuance of this Series 2026 Bond.

Both the principal of and interest on this Series 2026 Bond, as the same shall become due, are payable solely from the Gross Revenues remaining after payment of the costs of operation and maintenance of the sewer system of the City (the **“System”**). This Series 2026 Bond shall not in any event constitute an indebtedness of the City within the meaning of any provision, limitation or restriction of the Constitution or statutes of the State. The City is not obligated to pay this Series 2026 Bond, or the interest hereon, save and except from the Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System. The Bond Ordinance authorizes the issuance of additional Bonds secured by a pledge of the Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System which upon the issuance thereof will rank equally and be secured by a pledge of the Gross Revenues remaining after payment of the costs of operation and maintenance of the System and a statutory lien on the System, all on a parity with the pledge and liens given to secure the unrefunded portion of the Series 2016 Bonds and this Series 2026 Bond (collectively, the **“Outstanding Bonds”**).

The City has covenanted to continuously operate and maintain the System and fix and maintain such rates for the services and facilities furnished by the System as shall at all times be sufficient (a) to provide for the payment of the expenses of the administration and operation and such expenses for maintenance of the System as may be necessary to preserve the same in good repair and working order, (b) to provide for the punctual payment of the principal of and interest on the Outstanding Bonds and any additional Series of Bonds, (c) to maintain any debt service reserve fund as may be established for any Series of Bonds in the manner therein prescribed, (d) to build and maintain a reserve for depreciation of the System, for contingencies and for improvements, betterments and extensions to the System other than those necessary to maintain the same in good repair and working order, (e) to discharge all obligations imposed by the Enabling Act and the Ordinances and (f) to provide for the punctual payment of the principal of and interest on all Junior Lien Bonds that may from time to time be Outstanding.

For the payment of the principal of and interest on this Series 2026 Bond there are hereby irrevocably pledged the Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System. In order to further secure the payment of the principal and interest due hereon, a statutory lien upon the System, as authorized by the Enabling Act, is hereby provided.

This Series 2026 Bond and the interest hereon are exempt from all State, county, school district, municipal and all other taxes or assessments of the State, except inheritance, estate, transfer or certain franchise taxes.

This Series 2026 Bond is transferable, as provided in the Bond Ordinance, only upon the registration books of the City kept for that purpose and maintained by the Registrar, by the Holder hereof

in person or by his duly authorized attorney, upon (a) surrender of this Series 2026 Bond and an assignment with a written instrument of transfer duly executed in blank with signature guaranteed satisfactory to the Registrar, duly executed by the Holder hereof or his duly authorized attorney and (b) payment of the charges, if any, prescribed in the Bond Ordinance. Thereupon a new Series 2026 Bond in the principal amount then due and owing hereon but in all other respects identical hereto, shall be issued to the transferee in exchange therefor as provided in the Bond Ordinance. The City may deem and treat the person in whose name this Series 2026 Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption price hereof and interest due hereon and for all other purposes.

For every exchange or transfer of the Series 2026 Bond, the City may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and statutes of the State of South Carolina to exist, be performed or happen precedent to or in the issuance of this Series 2026 Bond, exist, have been performed and have happened, and that the amount of this Series 2026 Bond, together with all other indebtedness of the City, does not exceed any limit prescribed by such Constitution or statutes.

This Series 2026 Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

IN WITNESS WHEREOF, the **CITY OF SIMPSONVILLE, SOUTH CAROLINA**, has caused this Series 2026 Bond to be signed by the Mayor of the City of Simpsonville and the same to be attested by the City Clerk of said City.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

By: _____
Mayor

Attest:

By: _____
City Clerk

CERTIFICATE OF AUTHENTICATION

This Series 2026 Bond is the issue described in the within mentioned Ordinances.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Registrar**

By: _____

Date of Authentication: _____

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

(please print or type name and address of Transferee and Social Security or other identifying number of Transferee)
the within Bond and all rights and title thereunder, and hereby irrevocably constitutes and appoints
_____ attorney to transfer the within Bond on the books kept for registration
thereof, with full power of substitution in the premises.

Date: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a member
firm of STMP, SEMP or MSP signature guaranty
medallion program.

**STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)**

CERTIFICATE OF ORDINANCE

I, the undersigned, City Clerk of the City of Simpsonville, South Carolina (the “**City**”), DO
HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance of the City Council of the City (the "**City Council**") which was given two readings on two separate days, with an interval of at least six days between the readings by the City Council. The original of this Ordinance is duly entered in the permanent records of minutes of meetings of the City Council, in the custody of the City Clerk.

That each of said meetings was duly called, and all members of the City Council were notified of the same; that a quorum of the membership remained throughout the proceedings incident to the enactment of this Ordinance.

IN WITNESS WHEREOF, I have hereunto set my Hand this 10th day of March, 2026.

**City Clerk
City of Simpsonville, South Carolina**

First reading: February 10, 2026
Second reading: March 10, 2026



City of Simpsonville – Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Sherry Roche

Department: City Council

Date Submitted: 01/21/2026

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

Citizen's Academy

Summary of Item / Purpose:

Mayor and City Council:

I move that the City of Simpsonville host a Citizen's Academy twice per year to allow the residents of Simpsonville to meet with City Council and staff to receive education on pertinent information about city planning and programs, ordinances, elections, and any other information Council and staff deem worthy of sharing with citizens.

As growth has excelled, and new residents desire to understand their municipal government operations, nearby cities have had remarkable success with this academy approach. I believe Simpsonville will experience the same benefits of a well-educated community.

Thank you for your time and consideration of this item,

Are supporting documents attached?

Yes No



City of Simpsonville – Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Chad O'Rear

Department: Council

Date Submitted: 01/16/2026

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

Reopen Hunter Street to thru traffic

Summary of Item / Purpose:

Per SC Code 5-27-150 The city council of any city containing more than five thousand inhabitants may open new streets, close, widen, or alter streets in the city when, in its judgment, it may be necessary for the improvement of the city.

Opening Hunter Street to thru traffic, as is, is an overall benefit to the citizens of Simpsonville including police, fire and first responder, postal and other service vehicles access to the neighborhood.

A written resolution on this matter would solidify its intent and Council's decision.

Are supporting documents attached?

Yes

No



City of Simpsonville – Submission of Agenda Item

(Due at 12 p.m. on the Tuesday prior to the meeting)

To: Ashley Clark, Clerk of Council

From: Mayor Shewmaker

Department: City Council

Date Submitted: 01/20/2026

Please include the following item on the agenda for:

Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 01/27/2026

Business Meeting (2nd Tuesday of the month) **Date:**

Agenda Item Title: Resolution to form a new park and budget for development

Summary of Item / Purpose:

In December 2025, the City acquired an approximately one-quarter-acre property at the intersection of South Main Street and Fairview Road, a prominent location suitable for a gateway park on the City's southern entrance. This item proposes a resolution to direct the following:

- 1) The property be named "Liberty Park" in recognition of milestones observed in 2026, including the 25th Anniversary of September 11, 2001; the 125th Anniversary of the incorporation of Simpsonville; and the 250th Anniversary of the United States of America; and
- 2) A \$50,000 line item be included in the next fiscal year budget to begin development of the site as a public park.

Action Requested of Council:

Discussion Only

First Reading

Second Reading

Approval / Vote

Other:

Are supporting documents attached?

Yes

No



City of Simpsonville – Submission of Agenda Item

(Due at 12 p.m. on the Tuesday prior to the meeting)

To: Ashley Clark, Clerk of Council

From: Mayor Shewmaker

Department: City Council

Date Submitted: 01/20/2026

Please include the following item on the agenda for:

Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 01/27/2026

Business Meeting (2nd Tuesday of the month) **Date:**

Agenda Item Title: Resolution for Parks Acquisition and Funding Structure Exploration

Summary of Item / Purpose:

Create a resolution directing the City Administrator to investigate the feasibility and legal requirements for establishing a municipal parks corporation, nonprofit foundation, or hybrid structure to support the acquisition, funding, and development of park properties; or any other feasible funding alternative; and to evaluate the potential use of impact fees or other lawful funding sources for park acquisition and development; and to pursue, as an initial case study, the potential acquisition and development of the Harling Property on Harrison Bridge Road for park purposes.

Action Requested of Council:

Discussion Only

First Reading

Second Reading

Approval / Vote

Other:

Are supporting documents attached?

Yes No



City of Simpsonville – Submission of Council Agenda Item

(Due at 12 p.m. on the Wednesday prior to a Committee of the Whole meeting)

To: Tee Coker, City Administrator

Copy: Ashley Clark, Clerk of Council; Justin Campbell, Community Relations Specialist

From: Chad O'Rear

Department: Council

Date Submitted: 01/16/26

Please include the following item on the agenda for (date of meeting): 01/27/2026

Agenda Item Title:

Executive Session

Summary of Item / Purpose:

Discussion of issues pertaining to the Planning Commission.

Are supporting documents attached?

Yes No