CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE
— AGENDA —
Council Chambers, Simpsonville City Hall | Feb. 24, 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. PRESENTATION
A. **FY 2024-2025 Annual Comprehensive Financial Audit**
David Phillips, Greene Finney Cauley, LLC
B. **FEMA Reimbursement and Stormwater Projects**
Larry Hughes, ICF

5. APPROVAL OF MINUTES
A. Jan. 27, 2026 - Committee of the Whole
B. Feb. 3, 2026 - Special Called Meeting

6. 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.

7. STAFF REPORTS
Department Heads will be available to answer any questions concerning the departmental monthly reports for Fire, Police, Recreation, and Public Works.

A. Financial Report
Maria Tooley, Finance Director
B. City Administrator Report
Tee Coker, City Administrator

8. BUSINESS
A. Proposed Ordinance, O-2026-01, Mayor and Council Compensation
Paul Shewmaker, Mayor
B. Proposed Ordinance O-2026-02, to amend Division 2 (Junk or Abandoned Vehicles) of Article 2 (Nuisances) of Chapter 18 (Environment)
Jon Derby, Planning Director
C. TX-2026-01, Misc. Refinements to the Zoning Ordinance Pet Care Service
Aaron Rupe, Councilmember Ward II
D. Second Amendment to the Amphitheatre Naming Rights and Banking Services Agreement

9. EXECUTIVE SESSION
A. Discussion of negotiations incident to the proposed sale or purchase of property, as permitted by S.C. Code 30-4-70(a)(2)
B. Discussion of negotiations incident to the Second Amendment to Amphitheatre Naming Rights and Banking Services Agreement, as permitted by S.C. Code 30-4-70(a)(2)

Upon coming out of Executive Session, Council may reconvene the meeting in public session to act on matters discussed in Executive Session.

Meeting agendas are accurate as of the Friday prior to the meeting but subject to change up to 24 hours prior to the meeting. For the most updated agenda, please contact Simpsonville City Hall at 864-967-9526.

Financial Audit Presentation
Year Ended June 30, 2025

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

OPINION

- The City's responsibility:
  - Maintain effective internal controls
    - There are limitations on internal controls.
    - Regular risk assessment is important, including assessing the risk of fraud.
  - Financial Statements
    - Accuracy, completeness, and propriety of balances, amounts, and disclosures

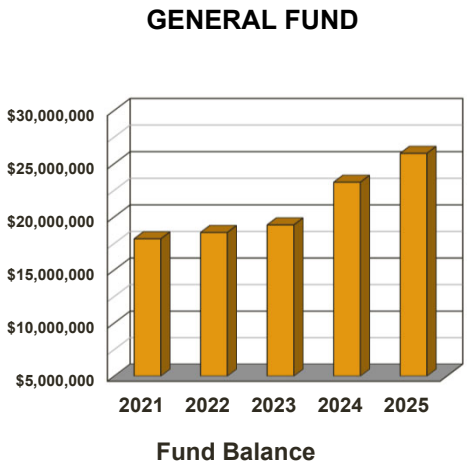
CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

OPINION

- Greene Finney Cauley, LLP's responsibility:
  - Opinion – reasonable assurance that financial statements are materially correct
    - Does not address the financial condition of the Organization
  - Purpose of the audit is not to detect fraud. We cannot take responsibility for finding fraud, if it existed.
- Issued unmodified opinion

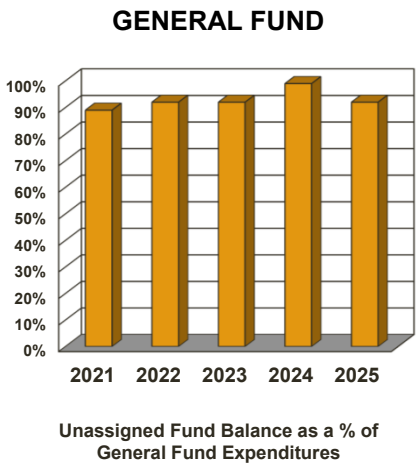
CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

- **General Fund**
  - Total fund balance increased $2.7M (the City did not make any transfers out of the net increase in fund balance at the end of the year in FY 2025).
  - Restricted fund balance of $0.5M for court and unspent bond proceeds (for future capital projects).
  - Nonspendable fund balance of $0.6M for prepaids (primarily prepaid road surfacing).



CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

- **General Fund**
  - Unassigned fund balance is $24.9 million ($21.8 million in prior year), which is 92% of 2025 actual expenditures and 94% of 2026 budgeted expenditures
  - GFOA recommends a minimum of 16.7% (two months)
  - The City's minimum fund balance policy requires 25% of General Fund Operating Expenditures.



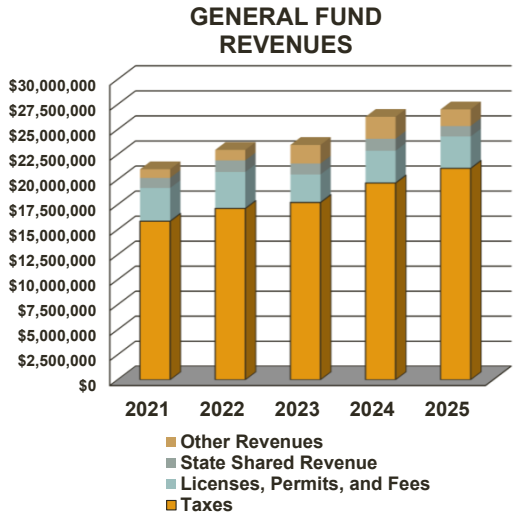
CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

- Major Reasons To Maintain An Adequate Fund Balance:
  - Cash flow through second half of calendar year; property taxes and business licenses are cyclical.
  - Significant emergencies and unanticipated expenditures.
  - Flexibility for discretionary funding needs.
  - Potential for better interest rates on debt issues (can save the City money).
  - Planned future capital expenditures or significant repairs and maintenance.
  - Important during uncertain economic times (health pandemic).

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

General Fund Revenues:

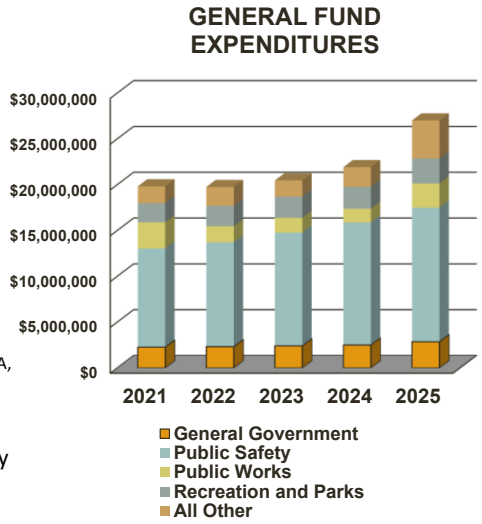
- $27.0M for 2025:
  - $21.1M in taxes
  - $3.2M in licenses, permits, and fees
  - $1.0M in shared revenues
  - $1.7M for all other revenues
- $0.7M increase from 2024
  - Primarily in taxes
- $3.0M (13%) over budget
  - Tax revenues over budget by $2.6M
  - Licenses, permits, and fees over budget by $0.3M
  - Shared revenues under budget by $0.1M
  - All other revenues over budget by $0.2M



CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

General Fund Expenditures:

- $27.0M for 2025
  - $2.9M in general government
  - $14.6M in public safety
  - $2.7M in public works
  - $2.7M in recreation and parks
  - $4.1M in other expenditures (primarily capital outlay)
- $5.1M increase from 2024
  - Increase in public safety and public works of $1.2M and $1.2M, respectively.
  - Increase in capital outlay of $2.0M (primarily costs related to the Municipal Complex/Park Improvement Project ("Project")
  - Increase in department expenditures is primarily due to higher staffing, higher salaries and benefits (i.e. 4% COLA, bonuses, etc.), and higher costs related to Hurricane Helene cleanup.
- $2.4M over budget (primarily due to Project costs and Hurricane Helene damages funded by the General Fund)



CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Funds

- **Accommodations and Hospitality Tax Fund**
  - Approximately $11.9M in fund balance at year end, $8.6M was restricted for tourism related expenditures, $0.7M was restricted for debt service, $1.9M which was restricted for future capital projects (unspent bond proceeds), and $0.7M which was nonspendable for prepaids for streetscape projects.
  - Revenues of $6.3M and expenditures and transfers out of $16.2M – net decrease in fund balance of $9.9M (primarily due to funding costs associated with the Project).
- **Simpsonville Municipal Facilities Corporation Fund**
  - Less than $1K in fund balance at year end – as these bond proceeds were primarily used for the Project.
  - This fund is used primarily to pay the 2021 Installment Purchase Revenue Bonds.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Funds

- **American Rescue Plan Fund**
  - Less than $9k in fund balance. These funds were used in prior years primarily for costs associated with the Project.
- **Capital Projects Fund**
  - Approximately $4.3M in fund balance at year end, all of which is assigned for capital projects.
  - The City did not make any year end transfers (of the net increase in fund balance in the General Fund for FY 2025) to the Capital Projects Fund.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Funds

- **Sewer Fund** had approximately $29.0M in net position at year end ($4.9M was unrestricted) – an increase of $5.7M over the prior year ending net position.
  - Revenues of $2.3M, grant revenues of $4.3M, and donated sewer infrastructure of $0.8M, and expenses and transfers out of $1.7M
  - Expenses were primarily for salaries, benefits, and other operating expenses, as well as interest expense.
- **Public Works Fund** had approximately $1.9M in net position at year end ($1.2M was unrestricted) – a decrease of $0.3M over the prior year ending net position.
  - Revenues of $1.7M and expenses and transfers out of $2.0M.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Pension Accounting:

- Relates to the City's proportionate shares of the net pension liabilities and deferred outflows/inflows of resources related to the City's participation in the South Carolina Retirement System and the SC Police Officers Retirement System ("Plans").
- Total Net Pension Liability ("NPL") of $16.2 million ($18.1 million in prior year) on the City's Statement of Net Position for 2025.
  - No net impact on governmental funds but does impact the enterprise funds and government-wide financial statements.
  - Changes in the NPL are generally due to service costs, contributions, differences between expected and actual liability/investment experience, changes in assumptions, and changes in the percentage of the City's share of the net pension liabilities in the State retirement plans.
  - PEBA approved continuing rate increases of 1% each year through June 30, 2024 which has resulted in a final employer rate of 18.56% and 21.24% for the SCRS and PORS, respectively.
  - Significant pension disclosures in Note IV.B.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Items of Note:

- Total capital assets were $122.6M at June 30, 2025 – increase of $18.1M from June 30, 2024:
  - Total capital asset additions of $22.7M which consisted mainly of:
    - Construction in Progress - $19.7M for the Municipal Complex/Park Improvement, Streetscape, Multi-use, and Sewer Rehabilitation projects.
    - Building improvements - $0.9M
    - Utility infrastructure additions - $0.8M (donated)
    - Equipment, vehicles, and other assets - $1.3M.
  - Depreciation expense and disposals of $4.6M.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Items of Note:

- Total long-term obligations outstanding at June 30, 2025 were $32.7M – a decrease of $2.2M from June 30, 2024:
  - Principal payments and amortization of premium.
  - Legal debt limit was approximately $12.6M (8.0% of assessed value) for which the City had applicable outstanding debt of $0.1M. The City's legal debt margin is $12.5M.
- Total debt service payments for FY 2026 on outstanding debt is expected to be $2.9M.
- Implemented GASB #101 "*Compensated Absences*" in FY 2025 – but it did not have a significant impact and thus the change was run through the current year.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Other Items of Note:

- Based on guidance provided by the bond attorney, the City reallocated costs associated with the Municipal Complex/Park Improvement Project to expedite the use of Accommodation/Hospitality Tax bond proceeds – in order to reduce future arbitrage.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

AUDITING/ACCOUNTING UPDATE:

- Future Significant Changes in Auditing Standards:
  - None
- Future Significant Changes in Accounting Principles:
  - GASB #103 "*Financial Reporting Model Improvements*" – this will primarily require more robust (a) management's discussion and analysis and (b) budgetary comparison explanations. This will be applicable for the City for FY 2026.
  - GASB #104 "*Disclosure of Certain Capital Assets*" regarding more details for certain types of capital assets (i.e. leases, SBITA's, assets held for sale, etc.). This will be applicable for the City for FY 2026.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Compliance

- No findings, significant deficiencies, or material weaknesses were noted
- Single Audit was required for 2025
  - Coronavirus State and Local Fiscal Recovery Funds – South Carolina Infrastructure Investment Program Grant (SCIIP) - Sewer

Management Letter

- Required communications to management and those charged with governance – no comments.

CITY OF SIMPSONVILLE, SC
2025 FINANCIAL AUDIT

Summary

- Unmodified opinion on the Financial Statements from Greene Finney Cauley, LLP.
- Strong financial condition as of June 30, 2025.
- Staff were great to work with during the audit.

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

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

1. **CALL TO ORDER**
   Presiding Officer: Paul Shewmaker, Mayor

2. **ROLL CALL**

Councilmember	Present	Absent
Ward 1 – Chad O'Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tuso	✓	
Mayor Paul Shewmaker	✓	

   ABSENT: None

3. **POINT OF PERSONAL PRIVILEGE**
   Tim Pinkerton, Councilmember Ward 5, introduced the Boy Scout Troop 420B, St. Mary Magdalene Catholic Church. The troop was present at the meeting to gain a citizen and community eagle badge. The Pledge of Allegiance was lead by Scout Jacob Keifer.

4. **APPROVAL OF MINUTES**
   Minutes from the Business Meeting Nov. 25, 2025 were approved as written.

5. **CITIZEN COMMENTS:** Tripple Tuttle, Jill Ball, Stephanie Kelley, Brian Curtis, Noreen Smith, Gordon DeGraw, Rooster Boisseau, Kim Johnson, Byrce Johnson, Pete Calhoun, Sandra Wilson, and William Moon all expressed concerns about Hunter Street reopening. Rod Folk, expressed concerns about business item 7H.

6. **STAFF REPORTS PRESENTED**
   Finance Dept.- Maria Tooley, Finance Director, presented a Finance Report.

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

7. **BUSINESS ITEMS**
   A. Appointment of City On-Call Judge Brandi White
   Motion by Councilmember Roche, with a second by Councilmember Williams to approve Appointment of City On-Call Judge Brandi White. Y-7 N-0. Motion carried.

B. Welcome Center Budget
Motion by Councilmember Williams with a second by Councilmember Roche to move the welcome center budget to the next business meeting. Y-7 N-0. Motion Carried.

C. Accommodations Tax Advisory Committee Recommendations
Motion by Councilmember Williams with a second by Councilmember Roche to move Accommodations Tax Advisory Committee Recommendations to the next business meeting.

Motion by Councilmember Roche with a second by Councilmember Rupe to remove one thousand dollars from Spring into Art and allocate funds to Simpsonville Parks and Recreation movies in the park. Remove the Walking Art Tour Guide completely and allocate funds to the Simpsonville Area Chamber of Commerce Halloween in the Park. Y-7 N-0.

Main motion as amended to move item to next business meeting. Y-7 N-0. Motion carried.

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
Motion by Councilmember Pinkerton with a second by Councilmember Roche to approve 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. Y-7 N-0. Motion carried.

E. Citizens Academy
Motion by Councilmember Roche with a second by Councilmember Williams to approve a Citizens Academy. Y-7 N-0. Motion Carried.

F. Reopening of Hunter Street to Through Traffic
Motion by Councilmember O'Rear with a second by Councilmember Rupe to move the reopening of Hunter Street to through traffic to the next business meeting. Y-4 N-3. Councilmembers Williams, Roche and Mayor Shewmaker voting no. Motion carried.

G. Resolution to Form a New Park and Budget for Development
Motion by Mayor Shewmaker with a second by Councilmember O'Rear to move Resolution to Form a New Park and Budget for Development to the next business meeting. Y-7 N-0. Motion carried.

H. Resolution for Parks Acquisition and Funding Structure Exploration
Motion by Mayor Shewmaker with a second by Councilmember Roche to move Resolution to Form a New Park with and Budget for Development. Y-6 N-0. Councilmember Pinkerton voting no. Motion Carried.

8. EXECUTIVE SESSION

Motion by Councilmember Roche with a second by Councilmember Williams to enter into executive session to discuss a matter pertaining to Planning Commission. Y-7 N-0. Motion carried.

9. ADJOURNMENT: 8:05 P.M.

CITY OF SIMPSONVILLE: CITY COUNCIL SPECIAL CALLED MEETING MINUTES

Council Chambers, Simpsonville City Hall | February 03, 2026 | 6 p.m.

1. **CALL TO ORDER**
   Presiding Officer: Paul Shewmaker, Mayor

2. **ROLL CALL**

Councilmember	Present	Absent
Ward 1 – Chad O'Rear	✓	
Ward 2 – Aaron Rupe	✓	
Ward 3 – Shannon Williams	✓	
Ward 4 – Sherry Roche	✓	
Ward 5 – Tim Pinkerton	✓	
Ward 6 – Jerry Tuso	✓	
Mayor Paul Shewmaker	✓	

   ABSENT: None

3. **PLEDGE OF ALLEGIANCE**

4. **CITIZEN COMMENTS**
   None

5. **EXECUTIVE SESSION**
   A. **Resolution R-2026-01, Heritage Park Amphitheatre Management Contract:** *To receive legal advice regarding a contractual matter related to the managemeentof the Heritage Park Amphitheatre, as permitted by S.C. Code § 30-4-70(a)(2).*
   B. **Banking Services & Amphitheatre Naming Rights:** ~~Motion by Councilmember~~ *To receive legal advice regarding contractual matters related to City banking services and naming rights at the Heritage Park Amphitheatre, as permitted by S.C. Code § 30-4-70(a)(2).*

   Motion by Councilmember Roche with a second by Councilmember Williams to enter into executive session to discuss Resolution R-2026-01, Heritage Park Amphitheatre Management Contract*; and banking services and Heritage Park Amphitheatre naming rights*. Y-7 N-0. Motion carried

   Upon coming out of Executive Session, the following action was taken:

   Motion by Councilmember Roche with a second by Councilmember Pinkerton to place Resolution R-2026-01 on the next business meeting which if adopted would

approve a management agreement between the City of Simpsonville and Simpsonville SC Amphitheatre LLC, an affiliate of Opry Entertainment Group for the promotion, operation, and management of Heritage Park Amphitheatre and authorize the City to enter into an agreement. Y-7 N-0. Motion carried

C. **ADJOURNMENT** : 6:59PM

SIMPSONVILLE UNIFIED DEPARTMENTS REPORT

Committee of the Whole Meeting: Feb. 24, 2026

Final Report Assembled by: Justin Campbell, Community Relations Specialist

Date of Finalization: Feb. 20, 2026

EXECUTIVE SUMMARY:

In January 2026, City departments focused on core operations and budget preparation while maintaining steady service delivery. Police advanced recruitment efforts and hired an experienced certified officer, while Fire sustained consistent call volume, conducted extensive inspections, and logged significant training hours to maintain readiness. Parks & Recreation progressed spring programming and Amphitheatre transition preparations, and Public Works continued leaf collection, sewer rehabilitation, and routine infrastructure and beautification work across the city.

For the **Police Department,** January was a relatively quiet month for events. There were no community events scheduled during this time period. We have continued to work on hiring candidates to fill our open positions and have begun preparation for the upcoming budget. We were able to hire a certified officer with approximately 20 years of experience.

The **Fire Department** balanced a busy call volume with safety inspection, and robust training to maintain readiness. The number of calls to which the Fire Department responded was lower than December 2025 and almost the same at January 2025. The majority of the calls occurred within city limits with EMS calls and assistance calls making up the largest share.

The **Parks & Recreation Department** Spring Sports registration is well underway for late February start. Staff started work inside the Amphitheatre in preparation for the transition to Opry Entertainment Group management. Parks & Recreation announced the coming of Simpsonville Theatre Company to the Simpsonville Arts Center.

The **Public Works Department** transitioned from the holiday period into operational planning, starting early budget preparation for FY 2026-27 while continuing leaf collection and advancing sewer rehabilitation projects funded through the SCIIP grant to reduce inflow and infiltration. Routine maintenance remained steady, with the Street Division performing ditch cleaning, sign repairs, and tree work, and Beautification staff beginning seasonal mulching in Gracely Park and the downtown area.

Executive Summary: Overall in January 2026, the Simpsonville Fire Department balanced a busy call volume with safety inspection, and robust training to maintain readiness. The number of calls to which the Fire Department responded was lower than December 2025 and almost the same at January 2025. The majority of the calls occurred within city limits with EMS calls and assistance calls making up the largest share.

Past Activities & Highlights:

1. Responded to 423 calls, the majority of which were EMS and service assistance calls.
2. Resolved 35 fire code violations and conducted 259 fire code inspections.
3. Logged 1,125 hours of training in many different specialties.

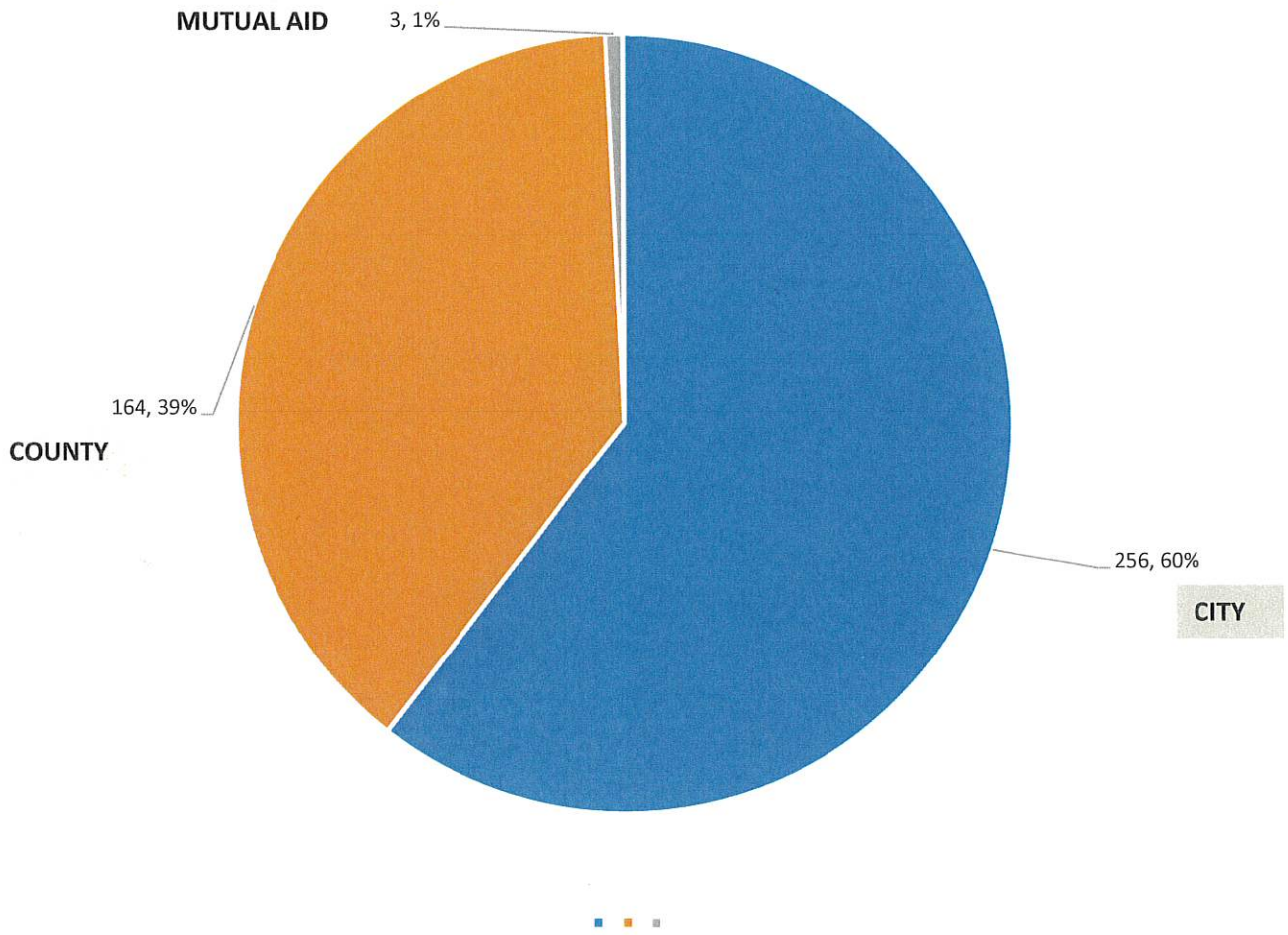
Upcoming Events & Projects:

1. Continue can collection initiative to raise more money for the S. C. Burned Children's Fund.
2. Focus on follow-up inspections to resolve outstanding fire code violations.
3. Planning and implementation of Life Saver program throughout the Greenville County.

Issues to Monitor: None at this time

Proposals & Recommendations: Join us for EggVenture at Heritage Park in March.

MONTHLY CALL VOLUME
January, 2026



Report shows count of incidents for Status selected.

Executive Summary: January was a relatively quiet month for events involving the police department. There were no community events scheduled during this time period. We have continued to work on hiring candidates to fill our open positions and have begun preparation for the upcoming budget. We were able to hire a certified officer with approximately 20 years of experience.

Past Activities & Highlights:

1. Budget preparation and planning for the upcoming budget period.
2. Planning for recruitment events that are scheduled to take place in the near future.

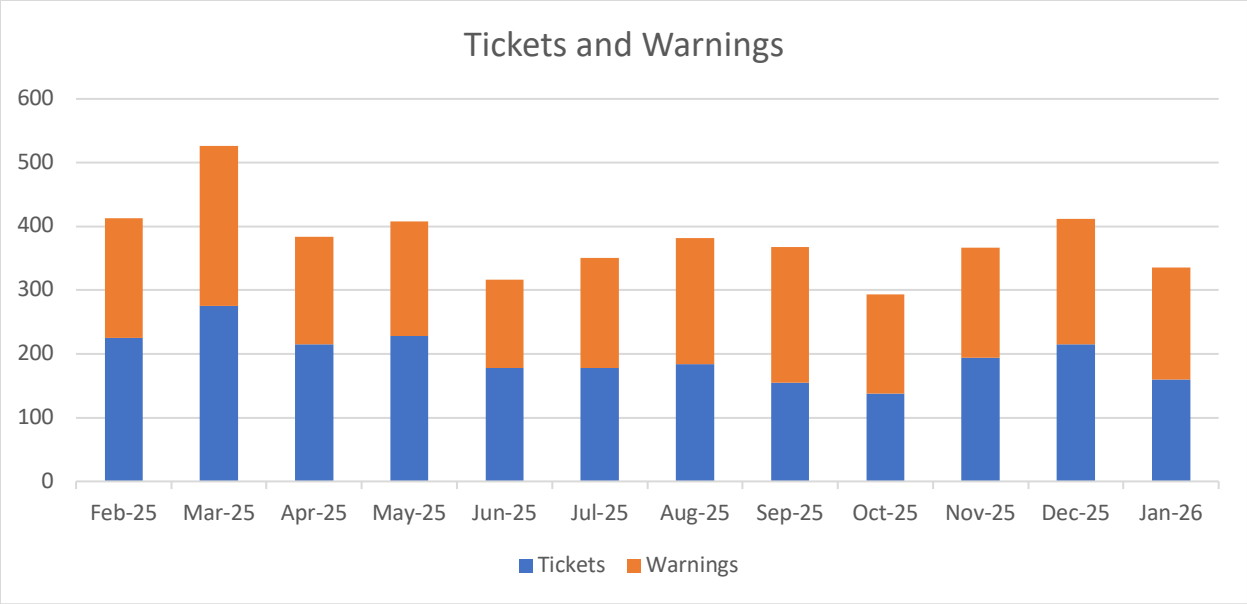
Upcoming Events & Projects:

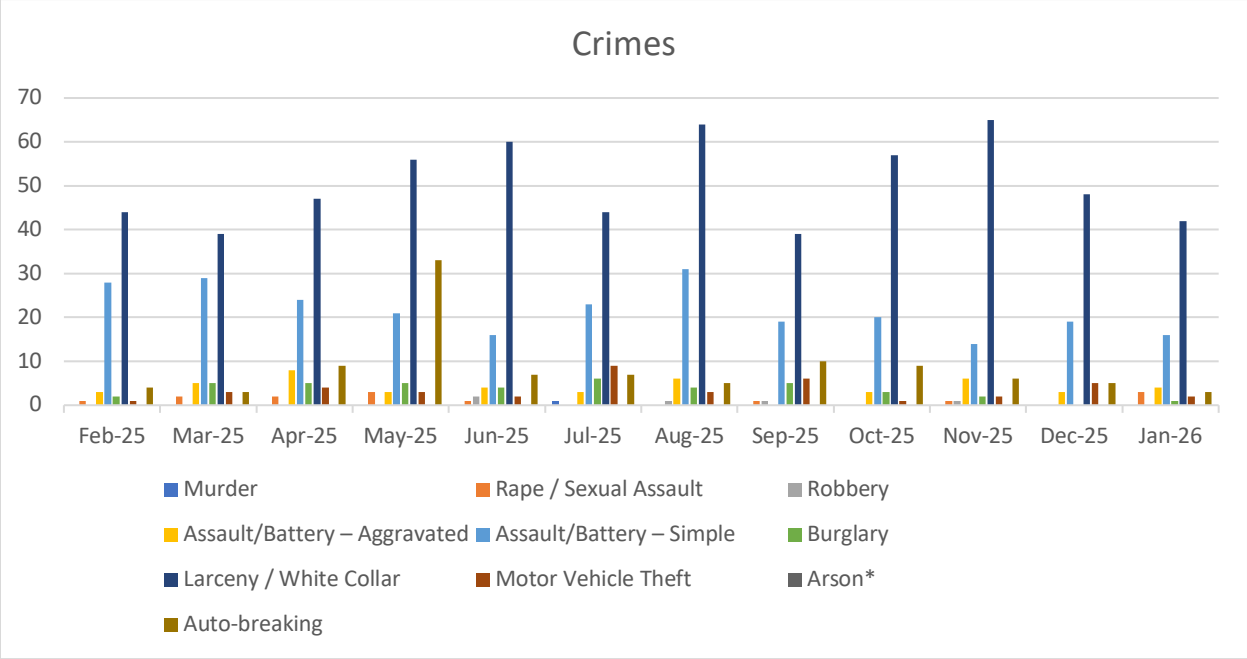
1. Being ready to complete and submit our budget request by the due date in the coming months.
2. Readiness to participate in upcoming recruitment events being hosted in the Greenville area over the next couple of months.

Issues to Monitor: None at this time

Proposals & Recommendations: Continued support by Council and City staff to make sure our salaries are competitive in the current market.

(See graphs/charts on following page)


Tickets and Warnings
600
500
400
300
200
100
0
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Tickets
Warnings


Crimes
70
60
50
40
30
20
10
0
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Murder
Rape / Sexual Assault
Robbery
Assault/Battery – Aggravated
Assault/Battery – Simple
Burglary
Larceny / White Collar
Motor Vehicle Theft
Arson*
Auto-breaking

Executive Summary: Spring Sports registration is well underway for late February start. Staff started work inside the Amphitheatre in preparation for the transition to Opry Entertainment Group management. Parks & Recreation announced the coming of Simpsonville Theatre Company to the Simpsonville Arts Center.

Past Activities & Highlights:

1. Athletics - Basketball games continue, Spring Sports registration and player evaluations begin
2. Arts Center - Simpsonville Theatre Company Announcement
3. Facilities - Amphitheatre transition begins
4. Grounds - Amphitheatre transition begins - athletic field preparation for seasons starting February/March
5. Senior Program/Activity Center - Swamp Rabbits Hockey Game, Kitchen Sync, City Scape Winery

Upcoming Events & Projects:

1. Spring Sports (Baseball, Softball, Flag Football, Volleyball)
2. Basketball League Invitational Tournament
3. Simpsonville Theatre Company - Alice in Wonderland Jr. musical show announcement
4. Opry Entertainment Group move in at Amphitheatre
5. Daddy Daughter Date Night (Feb. 13, 2026)

Issues to Monitor: Our athletic staff is short two coordinator positions after reorganization in the last year. Parks & Recreation needs additional staffing at the Simpsonville Arts Center with planned growth in camps, classes, productions, and events.

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

Parks & Recreation Monthly Report: In-Depth Numbers & Information

(See graphs/charts on following page)

Simpsonville
SIMPLY ATHLETICS.

2026 Calendar Year YTD Participation Unit Totals

Through January 2026	Players	Volunteer Coaches
Spring Baseball (March-June)	579	45
Spring Softball (March-June)	97	8
Spring Flag Football (March-June)	220	32
Spring Volleyball (March-June)	340	36
Summer 3on3 Basketball (June-August)		
Cheerleading (May-November)		
Tackle Football (June-November)		
Fall Baseball (August-November)		
Fall Softball (August-November)		
Fall Flag Football (August-November)		
Fall Volleyball (August-November)		
Winter 5on5 Basketball (December-February)		

Total Participation Units	*1236*	*121*

Executive Summary: In January, Public Works transitioned from the holiday period into operational planning, initiating early budget preparation for FY 2026–2027 while continuing seasonal leaf collection through March 30. Sewer rehabilitation efforts progressed using SCIIP grant funding, with pipelining, point repairs, and identified sewer main replacements aimed at reducing inflow and infiltration. Routine maintenance remained steady, with the Street Division performing ditch cleaning, sign repairs, and tree work, while Beautification staff began seasonal mulching in Gracely Park and the downtown area.

Past Activities & Highlights:

1. Beautification staff attended classes at the annual South Carolina Green Conference in Columbia to support ongoing professional development and best practices in landscape management.
2. Staff participated in biweekly FEMA meetings to continue discussions regarding reimbursement efforts.
3. Public Works employees prepared for Winter Storm Fern by staffing two overnight shifts to support Emergency Services operations.
4. Staff delivered Meals on Wheels during the month of January as part of the department's ongoing commitment to serving the community beyond its daily operational responsibilities.

Upcoming Events & Projects:

1. Budget proposals that include a narrative of how these requests can increase the efficiency and quality of service.
2. Lowering manholes as annual street paving begins
3. Installing gates at the dog park that will allow access for maintenance activities like mulching
4. Meeting with Archer staff discuss making employee compensation more competitive with other municipalities.
5. Send sewer staff to the SC Environmental Conference in March.

Issues Monitor:

1. Public Works facility upgrades. In particular the Fleet Services shop
2. Competing with other municipalities for employees due to pay
3. Increasing staffing levels to bring more capital projects in house

4. Matching revenues with increased costs associated with personnel and equipment
5. Finding better funding sources to make more progress getting streets paved.

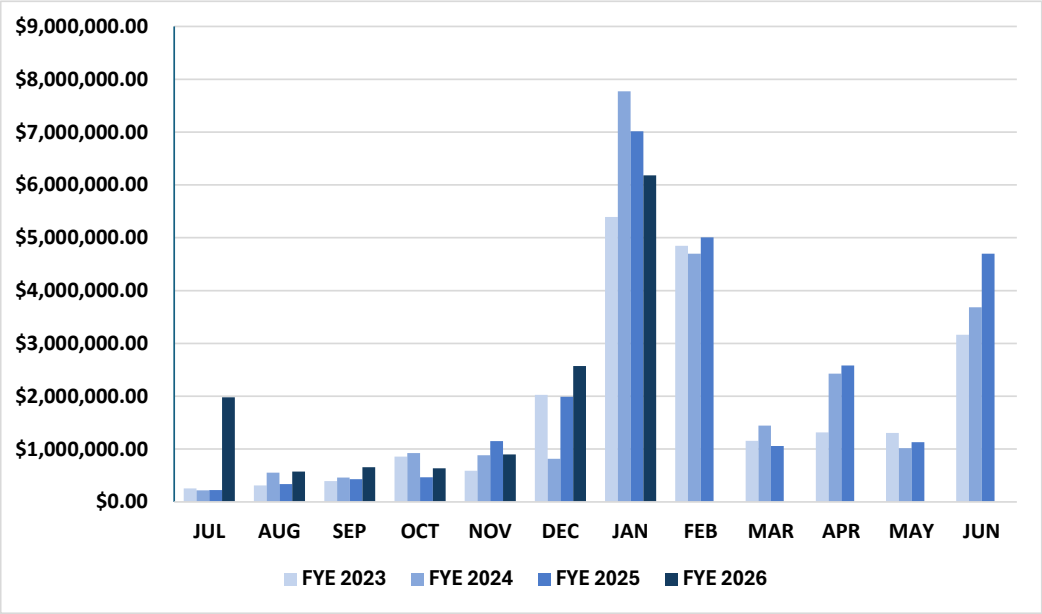
Proposals & Recommendations:

1. We would like to increase staffing within the Public Works Department. We would like to go from 28 to 32 employees with a plan to utilize 3 of these employees to do more preventative maintenance on streets and one to help with the maintenance of Gracely Park.
2. There will be budget requests for a new garbage truck, brush truck, leaf truck, and landscape equipment in the FY 26/27 budget.
3. There will be more catch basin work done along Jonesville Road in preparations for the sidewalk connecting Redfearn to an existing sidewalk along Jonesville

Public Works Annual Report: 2025-2026
Public Works Monthly Report by Division: 2026

MONTHLY FINANCIAL UPDATE – Jan-26

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	$6,180,303.52
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	**$13,551,308.78**
% of BUDGET	119%	% of BUDGET	51%
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**

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

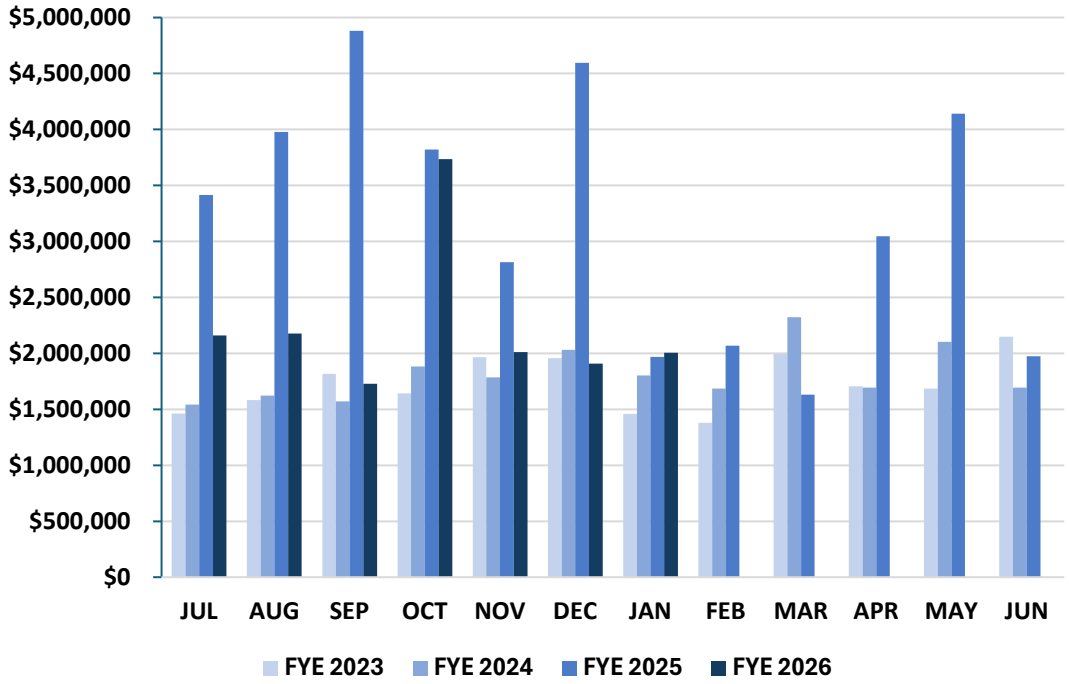
General Fund - Fiscal Year Revenue Comparison
As of January 2026

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$11,613,343.96	*$13,551,308.78*	*$1,937,964.82*	*17%*	*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***

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	$2,006,188.29
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	$15,726,031.51
% of BUDGET	155%	% of BUDGET	59%
BUDGET	$24,584,269.00	BUDGET	$26,576,092.00

General Fund - Fiscal Year Revenue Comparison
As of January 2026

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$25,366,922.71	*$15,726,031.51*	*(9,640,891.20)*	*-38%*	*Decrease*

Cash on Hand as of January 31, 2026:
$11,200,746.53

GENERAL FUND – OVERVIEW OF DEBT

GENERAL OBLICATION 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

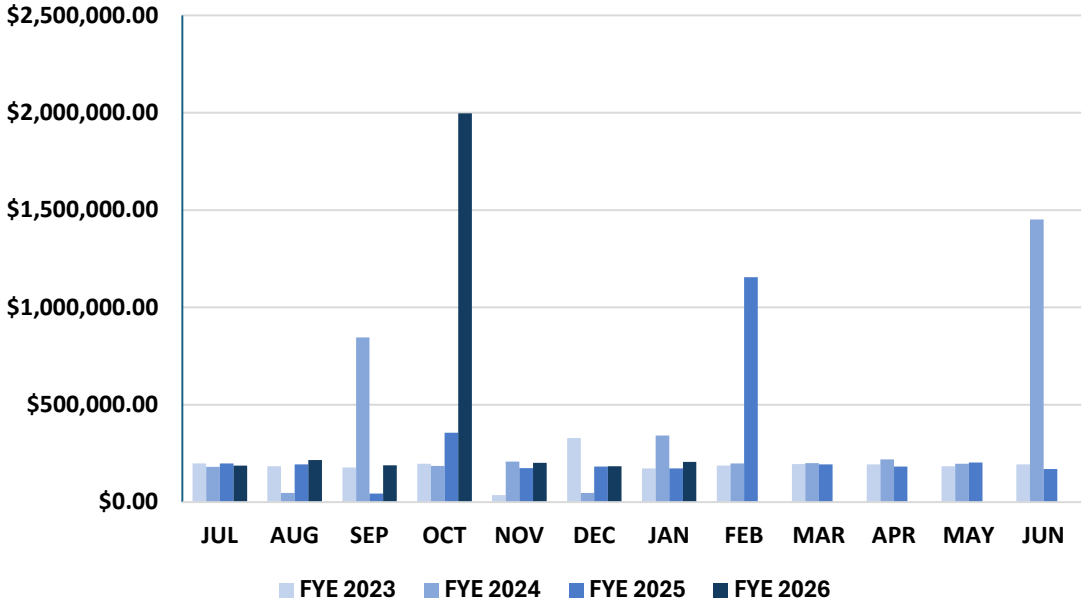
INSTALLMENT PURCHASE REVENUE BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2025	Amount Still Due in FYE 2025 (Principal & Interest)
2021 IPRB	6/30/2042	$11,300,000.00	$10,105,000.00	$0.00	$0.00

2021 Installment Purchase Revenue Bond

Monthly Activity

2021 IPRB Details	*Beginning Balance*	*Debt Service Payments (Monthly Installment)*	*Principal/Interest/Construction (Made by US Bank on behalf of City)*	*Ending Balance*
US Bank – Bond Fund	$2,732.94		$7.92	$2,740.86

SEWER FUND – OVERVIEW OF REVENUE†



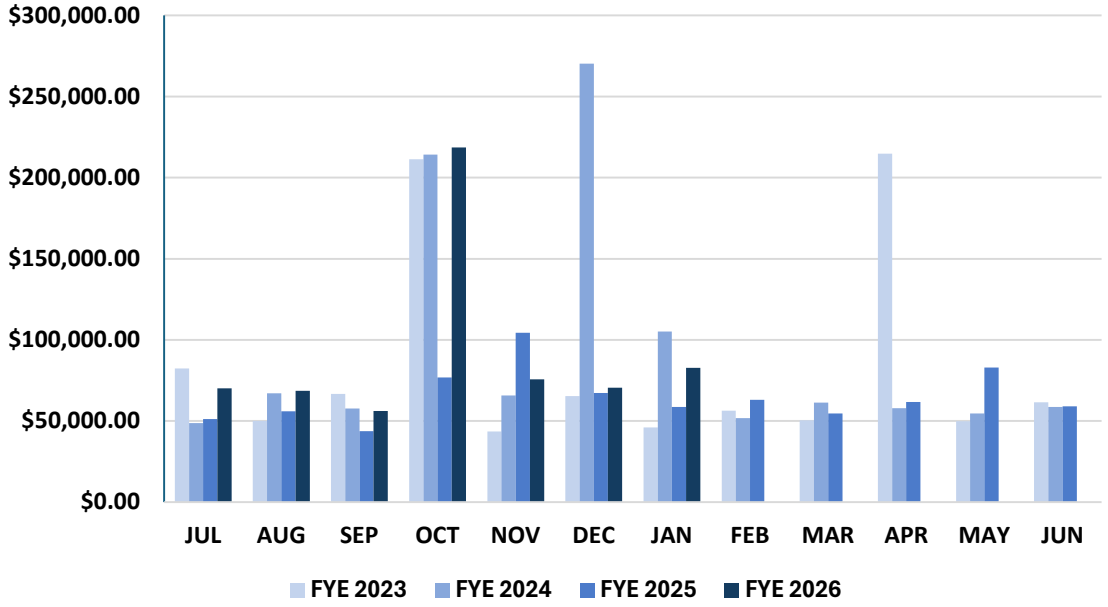
FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$198,594.09	Jul-25	$188,005.34
Aug-24	$194,142.59	Aug-25	$216,727.01
Sep-24	$44,083.66	Sep-25	$189,702.76
Oct-24	$356,816.26	Oct-25	$1,996,657.36
Nov-24	$175,678.90	Nov-25	$201,411.48
Dec-24	$182,892.12	Dec-25	$184,042.42
Jan-25	$174,916.72	Jan-26	$207,334.46
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	$3,183,880.83
% of BUDGET	142%	% of BUDGET	140%
BUDGET	$2,270,000.00	BUDGET	$2,270,000.00

† Excludes donated sewer infrastructure

Sewer Fund - Fiscal Year Revenue Comparison
As of December 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$1,327,124.34	*$3,183,880.83*	*$1,856,756.49*	*140% 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	$82,772.54
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	$642,682.63
% of BUDGET	62%	% of BUDGET	58%
BUDGET	$1,252,394.00	BUDGET	$1,108,724.00

Cash on Hand as of January 31, 2026:
$1,603,791.01

Sewer Fund - Fiscal Year Expense Comparison
As of December 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$459,809.16	*$642,682.63*	*$182,873.47*	*40%*	*Increase*

SEWER FUND - OVERVIEW OF LIABLILITIES

LIABILITIES*

REVENUE BOND*	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2026	Amount Still Due in FYE 2026 (Principal & Interest)
2016 Revenue Bond	4/1/2037	$10,270,000	$7,070,000.00	$374,106.30	$436,457.35

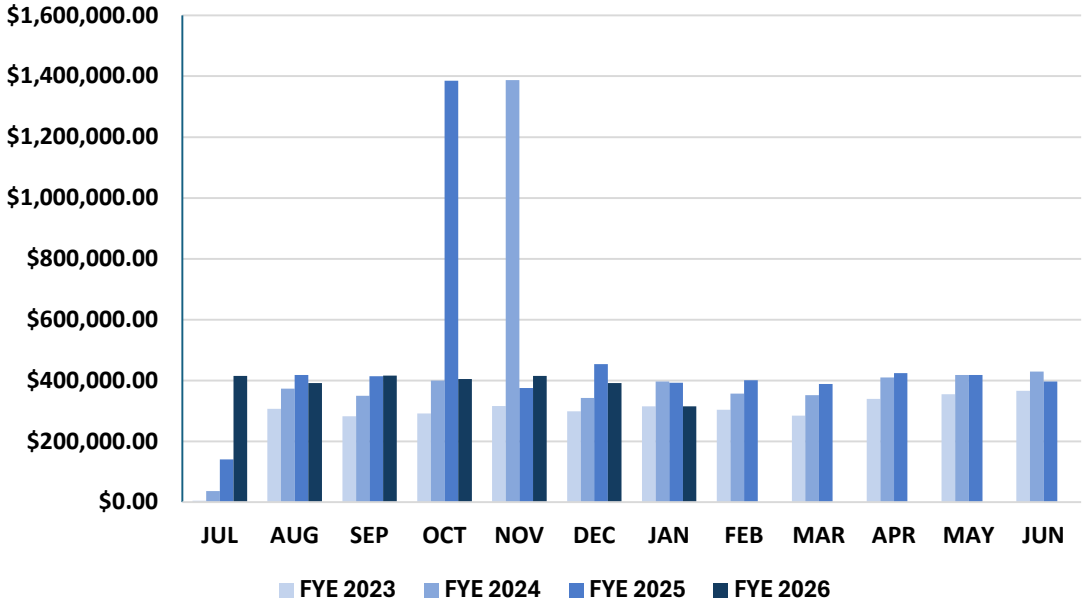
‡ Excludes depreciation expenses

* Not included in expenditure report

2016 Sewer Revenue Bond
Monthly Activity

2016 Sewer Revenue Bond Details	*Beginning Balance*	*Debt Service Payments (Monthly Installment)*	*Principal/Interest/Construction (Made by US Bank on behalf of City)*	*Ending Balance*
US Bank - Debt Service Fund	$464,379.51	$62,351.05	$1,222.77 - Interest	$527,953.33

SPECIAL REVENUE FUND – OVERVIEW OF REVENUE

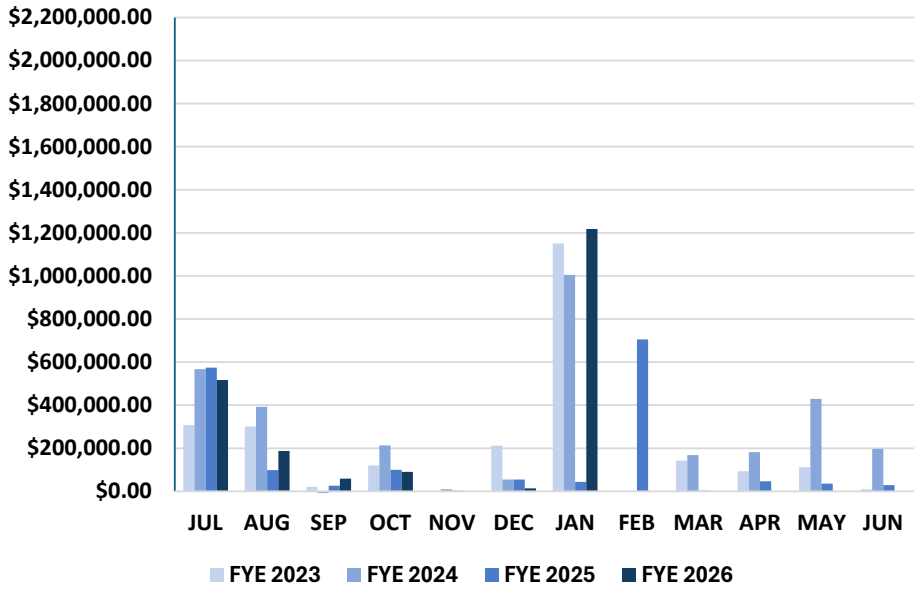


FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$140,138.36	Jul-25	$415,172.70
Aug-24	$418,166.30	Aug-25	$391,182.38
Sep-24	$413,608.66	Sep-25	$416,089.94
Oct-24	$1,385,483.64	Oct-25	$404,988.82
Nov-24	$430,899.59	Nov-25	$414,898.09
Dec-24	$453,457.87	Dec-25	$391,766.72
Jan-25	$445,882.67	Jan-26	$314,386.57
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	$2,748,485.22
% of BUDGET	143%	% of BUDGET	60%
BUDGET	$4,000,000.00	BUDGET	$4,550,000.00

Special Revenue Fund - Fiscal Year Revenue Comparison
As of December 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*	
$3,687,637.09	*$2,748,485.22*	*($939,151.87)*	*-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	$1,218,067.00	$0.00
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	**$2,084,409.68**	**$0.00**
% of BUDGET	140%	347%	% of BUDGET	86%	0%
BUDGET	**$1,923,228.00**	**$612,377.00**	BUDGET	**$2,430,621.00**	**$650,505.00**

Special Revenue Fund - Fiscal Year Revenue Comparison
As of December 2025

FYE – 2025	*FYE – 2026*	*$ Difference*	*% Increase/Decrease*
$1,866,629.33	*$2,084,409.68*	*$217,780.35*	*12% Increase*

Cash on Hand as of January 31, 2026:
$9,548,799.38

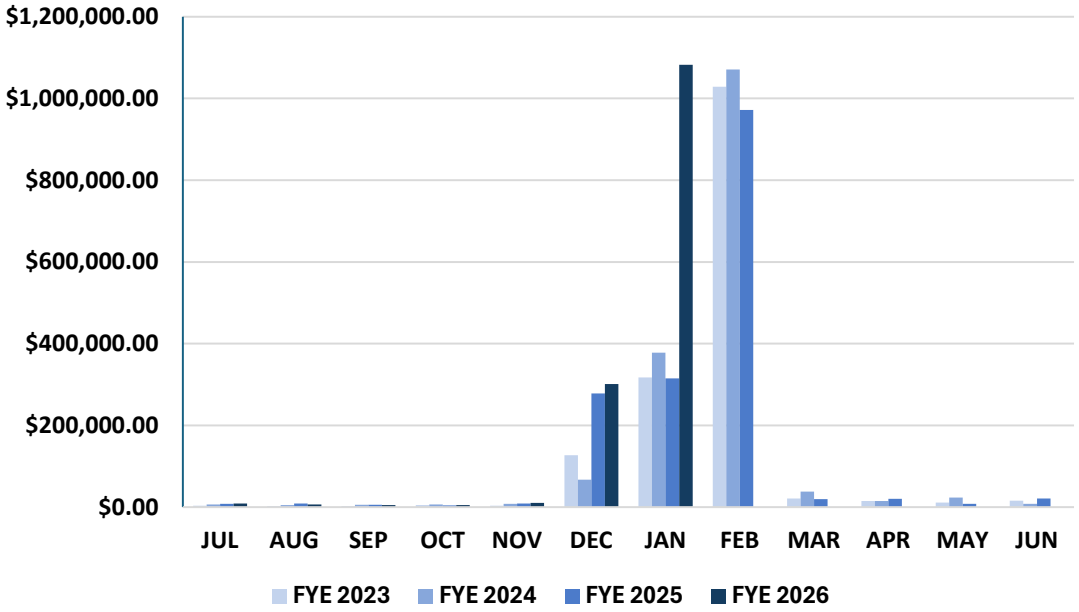
SPECIAL REVENUE - OVERVIEW OF DEBT

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	*Beginning Balance*	*Debt Service Payments*	*Principal/Interest/Construction* *(Made by US Bank on behalf of City)*	*Ending Balance*
US Bank - Interest Account	$268,450.93	-$209,520.83	$738.18 Interest Earned	$59,668.28
US Bank - Principal Account	$830,705.04	$68,750.00	$2,344.64 Interest Earned	$116,799.68
US Bank - Construction Fund	$13,579,984.83	-$4,450.00	($785,000) Disbursements $39,366.98 Interest Earned	$13,614,901.81

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE



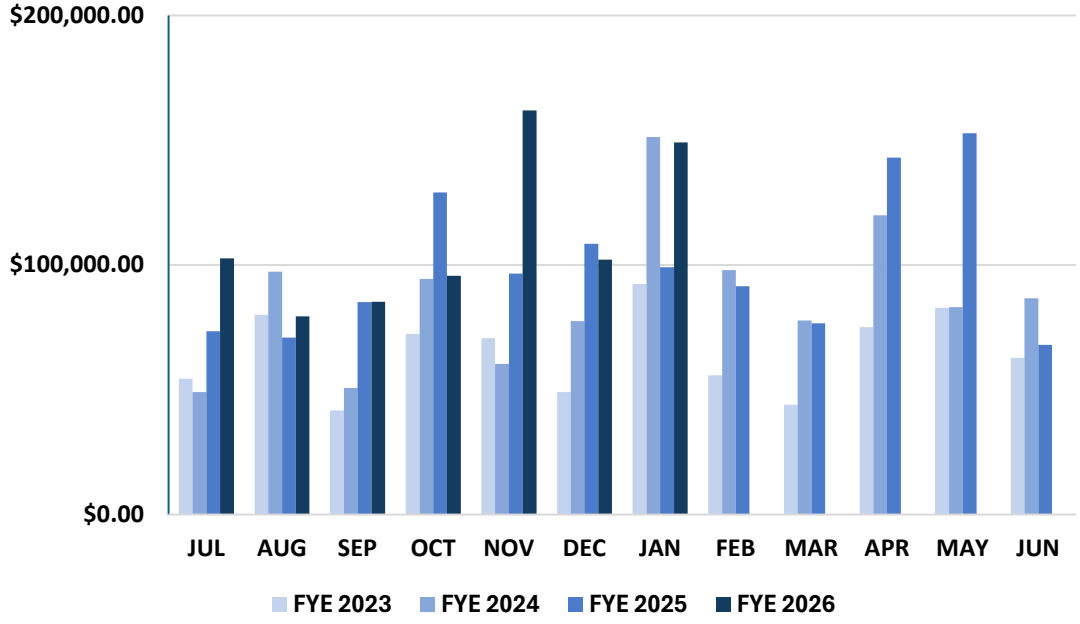
FYE 2025	Revenue	FYE 2026	Revenue
Jul-24	$7,842.47	Jul-25	$9,131.00
Aug-24	$8,723.95	Aug-25	$6,644.75
Sep-24	$6,024.48	Sep-25	$4,976.92
Oct-24	$4,000.76	Oct-25	$4,813.67
Nov-24	$8,795.81	Nov-25	$10,636.34
Dec-24	$278,030.38	Dec-25	$301,164.43
Jan-25	$315,105.55	Jan-26	$1,082,327.00
Feb-25	$971,890.11	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**	**$1,419,694.11**
% of Budget	105%	% of Budget	85%
Budget	**$1,587,000.00**	**Budget**	**$1,673,000.00**

PW Enterprise Fund - Fiscal Year Revenue Comparison

As of January 2026

FYE – 2025	***FYE – 2026***	***$ Difference***	***% Increase/Decrease***
$628,523.40	*$1,419,694.11*	*$791,170.71*	*126% 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**	$149,171.07
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**	**$776,216.87**
% of Budget	94%	**% of Budget**	56%
Budget	**$1,287,568.00**	**Budget**	**$1,377,165.00**

PW Enterprise Fund - Fiscal Year Expense Comparison
As of January 2026

FYE – 2025	***FYE – 2026***	***$ Difference***	***% Increase/Decrease***
$683,771.39	*$776,216.87*	*$92,445.48*	*14% Increase*

Cash on Hand as of January 31, 2026:
$1,631,551.74

Preliminary Budget Report (Jan 31st)

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
Mayor/Council	$159,396.00	$79,287.39		$80,108.61	50%
Administration					
Administration	$3,820,091.00	$1,544,925.20		$2,275,165.80	60%
Municipal Complex	-	*$749,217.40*			
Court	$375,180.00	$177,369.22		$197,810.78	53%
Police					
Police	$7,183,915.00	$3,805,932.85	$12,000.00	$3,365,982.15	47%
Dispatch	$845,762.00	$398,467.34		$447,294.66	53%
Fire	$8,552,078.00	$6,188,302.22	$40,917.86	$2,322,857.92	27%
Public Works					
Public Works	$2,274,005.00	$1,008,381.98		$1,265,623.02	56%
Sewer	$1,108,724.00	$642,682.63		$466,041.37	42%
Garage	$366,601.00	$144,051.31	$ 5,450.00	$217,099.69	59%
Recreation					
Recreation	$1,910,157.00	$942,493.90		$967,663.10	51%
Heritage Park	$1,028,267.00	$659,448.04	$30,197.86	$338,621.10	33%
Amphitheater	$60,640.00	$29,193.87		$31,446.13	52%
Special Revenue	$3,081,126.00	$2,084,409.68	$149,507.00	$847,209.32	27%
PW Enterprise Fund	$1,377,165.00	$776,216.87		$600,948.13	44%

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	SC 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
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 Deparment	1000380	12/5/2025	Barco Products Co	Wheelchair Acc Table	$5,290.62	Complete

Department	Purchase Order Number	Purchase Order Date	Vendor	Description	Purchase Order Total	Status
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
Fire Department	1000383	1/6/2026	Core Custom Graphics	Jackets w/ embroidery	$9,013.26	Complete
Fire Department	1000384	1/12/2026	Foxfury	Lights & Helmets	$10,227.20	Complete
Rec Deparment	1000385	1/29/2026	Gameon	Baseball Hats and Visors	$21,834.46	Complete

CITY ADMINISTRATOR'S REPORT

February 2026

Annual Audit: David Phillips of Green Finney Cauley is scheduled to present the City's FY 2024-25 financial audit at the February Committee of the Whole meeting.

Annual Budget: Staff has started working on the City's FY 2026-27 budget. Staff intends to conduct a budget workshop with Council in the coming weeks.

CCNB Amphitheatre: Council approved an eleven-year contract with Opry Entertainment Group (OEG) on February 10. Staff is working with OEG to translate the contract terms to actionable scheduling, reporting, and payment processes before the first concert in April.

City Banking Services: Staff intends to issue a Request for Proposals (RFP) for banking services the week of February 23. The preferred vendor should be able to provide superior customer service, cybersecurity, and technology to safeguard public funds.

Classification and Compensation Study: Staff met with Archer on February 16-17. Based on a review of their draft recommendations, Staff has requested revisions that should be provided in the coming weeks.

Downtown Parking Study: Staff is procuring bids for a professional study of Downtown parking resources and anticipated future needs. Additional information will be provided as this effort advances.

Downtown Revitalization and Streetscape: CoTransCo conducted a mandatory pre-bid meeting on February 4 for Phase 1 of the Downtown Streetscape project. A construction bid opening is scheduled for 10 o'clock on March 12 at City Hall.

Hurricane Helene Recovery: Larry Hughes of ICF is scheduled to provide an update on FEMA-related projects at the February Committee of the Whole meeting.

GCRA Annual Action Plan: Staff met with Greenville County Redevelopment Authority (GCRA) on February 4 to discuss potential housing and community development projects in eligible areas of the city. More information will be available as this process moves forward.

No Update from Previous Month: *Emergency Operations Planning, Gracely Park, Harrison Bridge Road Corridor, Municipal Complex, Road Resurfacing, Swamp Rabbit Trail Phase 2, Sewer Improvements, Stormwater*

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: 02/13/2026

Please include the following item on the agenda for:

☑ Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 02/24/2026

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

Agenda Item Title: Mayor and Council Compensation

Summary of Item / Purpose:

There has been no pay increase for councilmembers in over 20 years. This proposes an amendment to the ordinance to add wording to accomplish the following: 1) specify the current annual salary of mayor, mayor pro tempore, and councilmember in the budget ordinance every year. 2) In election years, direct the City Administrator and Finance Director to include a salary increase for these offices with the recommended percentage increase being equivalent to the sum of the general pay increases for city staff for the last two years. This provides for commensurate and incremental pay increases on a consistent basis. 3) Council will not have to "ask" for an increase which is politically touchy. This ordinance lets an increase happen as a matter of course, but still meets state law and puts it in front of council for approval or denial.

Action Requested of Council:

☐ Discussion Only

☐ First Reading

☐ Second Reading

☑ Approval / Vote

☐ Other:

Are supporting documents attached?

☑ Yes ☐ No

There has been no pay increase for councilmembers in over 20 years. This proposes an amendment to the ordinance to add wording to accomplish the following: 1) specify the current annual salary of mayor, mayor pro tempore, and councilmember in the budget ordinance every year. 2) In election years, directs the City Administrator and Finance Director to include a salary increase for these offices with the recommended percentage increase being equivalent to the sum of the general pay increases for city staff for the last two years. This provides for commensurate and incremental pay increases on a consistent basis. 3) Council will not have to "ask" for an increase which is politically touchy. This ordinance lets an increase happen as a matter of course, but still meets state law and puts it in front of council for approval or denial.

Here are some bullet points that apply:

- The proposed wording below meets § 5-7-170. It still requires Council action.
- It normalizes the conversation instead of putting the onus on a single councilmember to place it on the agenda.
- The proposed increase is recommended by staff based on an objective formula.
- It results in predictable, modest adjustments instead of the stagnation of the last 50 years. (Last increase in 2005, the one before that in the 1980s.)
- It ties increases to staff raises which will help with “fairness” concerns.
- It spreads increases over time instead of a politically explosive “catch-up” votes.
- It provides budget transparency and predictability.
- Salaries are explicitly listed in the budget ordinance every year. It makes council pay “easier to find” for audit purposes. (The last increase was buried and wasn’t listed as an explicit action on the Council agenda.)
- The option is preserved. Council can say no, reduce it, zero it out, or increase it if so desired.

Proposed Amendment to Sec. 2-39 — Compensation of Mayor and Council Members

Sec. 2-39. — Compensation of mayor and council members.

(a) The annual salary of the mayor, the mayor pro tem**pore**, and the council members shall be set from time to time in accordance with S.C. Code 1976, § 5-7-170. **The specific annual salary for each office shall be stated in the City's annual budget ordinance.**

(b) No ordinance **or portion of an ordinance** increasing or decreasing the salary of council members and the mayor shall become effective until the commencement date of the terms of two or more members elected at the next general election following the adoption of the ordinance, at which time it ~~will~~ **shall** become effective for all members, whether or not they were elected in that election. **The remainder of any such ordinance shall take effect according to its terms.**

(c) ~~The mayor and council members may also receive payment for actual expenses incurred in the performance of their official duties.~~
In any year in which a general municipal election is held for mayor or council members, the City Administrator and Finance Director shall include in the proposed budget ordinance a recommended adjustment to the annual salaries of the mayor, mayor pro tempore, and council members. Such recommended adjustment shall be equivalent to the cumulative general pay increases approved for City employees during the two fiscal years immediately preceding the election year.

(d) Nothing in this section shall be construed to require City Council to approve any recommended salary adjustment. All salary amounts shall remain subject to adoption, modification, or rejection by City Council through the budget ordinance and any applicable salary ordinance, in accordance with state law.

(e) The mayor and council members may also receive payment for actual expenses incurred in the performance of their official duties.

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council – Committee of the Whole

Meeting Date: 2/24/2026

Agenda Item: O-2026-02, Code of Ordinance, Derelict Vehicle

Subject: Amendments to Chapter 18, Article II, Division II, Section 18-61

Attachments: ☒Proposed Code of Ordinance ☐Proposed Zoning Ordinance ☐Discussion from Council ☐Locations Maps ☐ Petitions ☐Traffic Study ☐Renderings

Brief Description of Request

From time-to-time staff discovers areas of the City Code of Ordinance that may need some refinement. In this case, staff has requested changes to the sections listed below.

Section(s)	Amendment	Reason
18-61	To Amend the location permitting & prohibiting derelict vehicles	Clarify language that better defines the nuisance and the appropriate storage.

Staff Comments

The current language for §18-61 (Abandonment prohibited; junk motor vehicle defined), defines what a junk vehicle is and provides permitted location options to allow junk vehicles within a property. These location options are also mentioned in the exception portion of *Derelict Motor Vehicle* definition § 18-36 *Definitions*. However, Section 18-61 further explains that junk vehicles can be stored in "areas" in addition to a 3-sided building or enclosed building. This term, "area" is not mentioned in the definition Section of 18-36 as an option nor is it defined. With junk vehicles being synonymous with derelict vehicles, it can create confusion or inconsistency within the intent of the code.

Staff has requested this portion be removed and better clarify the allowable locations.

AN ORDINANCE TO AMEND DIVISION 2 (JUNK OR ABANDONED VEHICLES) OF ARTICLE II (NUISANCES) OF CHAPTER 18 (ENVIRONMENT) OF THE CITY OF SIMPSONVILLE CODE OF ORDINANCES

WHEREAS, the City of Simpsonville City Council reviews its Ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, the City of Simpsonville desires to amend its existing ordinances regarding the storage of derelict vehicles and junk to resolve conflicting language pertaining to the same.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Simpsonville as follows:

Section 1. That Division 2 (Junk or Abandoned Vehicles) of Article II (Nuisances) of Chapter 18 (Environment) be amended as follows: [Additions are underlined; deletions are ~~struck through~~.]

Sec. 18-61 – Abandonment prohibited; ~~junk motor vehicle~~

(a) It shall be unlawful for any person to abandon, accumulate or place or deposit or cause to be placed or deposited on any street, alleyway, or sidewalk, or anywhere within the corporate limits of the city, other than within an enclosed building ~~or area~~ any of the following: derelict motor vehicles (as defined herein) or junk, ~~old automobiles~~, including old vehicles or parts of old automobiles, ~~or vehicles~~, except ~~those~~ as may be approved by ~~the City~~ Council. The foregoing prohibition shall not apply to derelict motor vehicles or junk, including old vehicle or parts of old automobiles located within a commercial garage, wrecker, or storage facility, which shall be stored in accordance with the Simpsonville Zoning Ordinance.

(b) Any motor vehicle of which the condition of is wrecked, dismantled, partially dismantled, inoperative, or discarded, and remains so for a period of 30 days, shall be deemed abandoned ~~junk~~ ~~motor vehicle~~.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 3. Suspension of Conflicting Ordinances, Rules, Orders or Resolutions. All ordinances, rules, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby suspended for the duration of this ordinance.

Section 4. Savings Clause: Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as stated in Section 3 of the ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. Effective Date of the Ordinance. This ordinance shall be effective immediately upon passage.

DONE in meeting duly assembled this ____ day of _____ 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

ATTEST:

_____
Ashley Clark
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

First Reading: March 10, 2026
Second Reading: April, 14, 2026

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: Council Member Aaron Rupe

Department: Council

Date Submitted: 02/17/2026

Please include the following item on the agenda for:

☑ Committee of the Whole Meeting (4th Tuesday of the month) **Date:** 02/24/2026

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

Agenda Item Title: Misc. Refinements to the Zoning Ordiance

Summary of Item / Purpose:

To discuss the allowance of "Domesticated animal rescue" (Pet Care Service) within residential zoning districts by special exception from the Board of Zoning Appeals.To direct Planning Commission to hold a public meeting to obtain citizen input and make a recommendation to council.

Action Requested of Council:

☐ Discussion Only

☐ First Reading

☐ Second Reading

☐ Approval / Vote

☑ Other: Recommendation to PC

Are supporting documents attached?

☑ Yes ☐ No

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council – Committee of the Whole

Meeting Date: 2/24/2026

Agenda Item: TX-2026-01, Misc. Refinements to the Zoning Ordinance

Subject: Refinements to Article 3, Section 3.1.5

Attachments: ☐Proposed Code of Ordinance ☒Proposed Zoning Ordinance ☐Discussion from Council ☐Locations Maps ☐ Petitions ☐Traffic Study ☒ZO Section 3.2.30

Brief Description of Request

From time-to-time staff discovers areas of the Zoning Ordinance that may need some refinement. In this case, Council Member Rupe has requested changes to the sections listed below.

Section(s)	Amendment	Reason
3.1.5	Amend use to Special Exception	To allow the use within residential area on case-by-case basis

Staff Comments

Pet Care Service, to include domesticated animal rescue, is being requested within residential zoning districts, by special exceptions.

Ordinance TX-2026-01

CITY OF SIMPSONVILLE, SOUTH CAROLINA

AN ORDINANCE CONTAINING VARIOUS REFINEMENTS TO THE CITY OF SIMPSONVILLE ZONING ORDINANCE

WHEREAS, the Simpsonville City Council reviews the city ordinances at various times to make necessary improvements and/or changes; and,

WHEREAS, City of Simpsonville has determined that amendments to its zoning ordinance

WHEREAS, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Simpsonville Zoning Ordinance, do hereby find that the amendments as set forth herein are in the best interests of the City of Simpsonville.

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

NOTE: *Language in section 1 of this ordinance that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Zoning Ordinance that have been skipped and remain unchanged.*

SECTION 1. That the City of Simpsonville Zoning Ordinance is hereby amended as follows:

3.1 Uses by District

***

3.1.5 Table of Allowed Uses

	R-E	R-Lo	R-Mid	R-Hi	R-OI	B-L	B-G	B-U	B-I
Commercial Sales and Services									
Service, Pet Care	S	S	S	S	S	C	C	C	–

***

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

ATTEST:

_____
Ashley Clark
City Clerk

APPROVED AS TO FORM:

_____
Daniel Hughes
City Attorney

FIRST READING: ***, 2026
SECOND READING: ***, 2026

3.2.29 Service, Mail

A. Standards

1. A permanent indoor office must be located on the site.
2. Any fuel pumps or associated canopy shall be setback at least 25 feet from any right-of-way line of an adjacent street.
3. All service and repair operations shall be conducted within a fully enclosed building.
4. Service bay doors shall be oriented away from the public right of way.
5. All parts shall be stored within an enclosed building.
6. Vehicles shall not be stored on site unless stored within a fully enclosed building or stored behind the building within an area completely screened from the street and adjoining properties.
7. Carwash activities shall be setback at least 25 feet from any property line or shall be entirely conducted within an enclosed structure.

B. Special Exception Review Criteria

1. The compatibility of the scale, form, and design of the facility, including off-street parking, with regard to the character of the surrounding district.
2. The extent to which the visible presence of the establishment is consistent with the purpose and intent of the underlying zoning district. Outdoor storage that is not consistent with the district shall not be permitted.
3. The extent to which the use may pose a direct threat to the health and safety of the neighborhood.

3.2.30 Service, Pet Care

A. Standards

1. A kennel, or similar outdoor area accessible to dogs or domesticated animals, shall not be permitted on a property which abuts a residential zoning district or residential use.
2. The establishment shall provide sufficient means so that no unreasonable noise or odor shall be detected off-premises.

B. Special Exception Review Criteria

1. The compatibility of the scale, form, and design of the facility, including off-street parking, with regard to the character of the surrounding district.
2. The availability and capacity of the surrounding infrastructure to support the establishment.
3. The extent to which the use may pose a direct threat to the health and safety of the neighborhood.

3.2.31 Service, Solid Waste-Related

A. Standards

1. Any waste-related service shall be located at least 500 feet from any residential zoning district, residential property, religious institution, child day care, school, or public park, as measured lot line to lot line.
2. A permanent indoor office must be located on the site of any such facility.
3. All activities and storage shall be conducted within a completely enclosed building. Doors shall remain closed during operations and there shall be no outdoor storage.