Council Packet for Committee of the Whole, October 2026

October 27, 2026 | 6 p.m. | Council Chambers

Contents

	Pages
Agenda	2-3
4. Approval of Minutes	4-6
5.A. Red Ribbon Week Proclamation	7-9
6.A. Downtown Project Update	10
8. Unified Departments Report	11-24
8.A. Financial Report	25-41
8.B. City Administrator Report	42-43
9.A. Executive Session - Segra Franchise Agreement	Agenda, 2
10.A. O-2026-09 - Segra Franchise Agreement	44-48
10.B. O-2026-13 - City Prosecutor	49-51
10.C. O-2026-14 - ALPR Technology	52-54
10.D. O-2026-15 - Election Laws & State Compliance	55-58
10.E. O-2026-16 - City Attorney Access	59-62
10.F. TX-2026-01 - Land Development Regulations	63-69
10.G. TX-2026-02 - Zoning Refinements	70-78
10.H. TX-2026-03 - Zoning Refinements	79-85
10.I. R-2026-21 - Annual Fair Agreement	86-88
10.J. R-2026-22 - OEG Agreement Amendment	89-91
10.K. R-2026-23 - Emergency Operations Plan	92-96

Select a contents or agenda entry, or use the PDF bookmarks, to navigate.

Select the footer on any page to return to Contents.

The Segra agreement, LDR Exhibit A, and full EOP Exhibit A are distributed separately.

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

Council Chambers, Simpsonville City Hall | October 27, 2026 | 6:00 p.m.

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

2. ROLL CALL
Recorder: Justin Campbell, City Clerk

3. PLEDGE OF ALLEGIANCE
Paul Shewmaker, Mayor

4. APPROVAL OF MINUTES
Committee of the Whole Meeting on September 22, 2026

5. PROCLAMATION
A. Red Ribbon Week | Upstate Young Marines
Paul Shewmaker, Mayor

6. PRESENTATION
A. Downtown Project: Update | CoTransCo

7. CITIZEN COMMENTS
[Code of Ordinances: Chapter 2. Article II. Division 2. Sec. 2-69(b)(1)] Citizens of the Simpsonville City Limits, as well as individuals who reside or maintain a business within the City Limits, are entitled to appear before Council at regular meetings. Eligible individuals may speak on matters within the jurisdiction of the City, except for personnel matters. Any eligible person wishing to address Council must sign the public-comment list maintained by the City Clerk no later than 10 minutes prior to the scheduled start of the meeting. The sign-up list shall require the individual's name, address, and the topic to be addressed. … Individual comments shall be limited to three minutes.

8. STAFF REPORTS
Department heads will be available to answer any questions concerning the Unified Departments Report, which includes the Fire, Police, Parks & Recreation, Public Works, and Planning departments and Community Relations.

A. Financial Report
Maria Tooley, Finance Director

B. City Administrator Report
Tee Coker, City Administrator

9. EXECUTIVE SESSION
A. Pursuant to Section 30-4-70(a)(2) of the South Carolina Code of Laws 1976, as amended, Council may enter Executive Session for purposes relating to Ordinance O-2026-09, a proposed ordinance granting a fiber franchise agreement to applicant South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber: (1) to discuss negotiations incident to the proposed franchise agreement, and (2) to receive legal advice regarding the matter. No action will be taken in Executive Session.

10. BUSINESS
A. Ordinance O-2026-09, a proposed ordinance to issue a fiber franchise agreement to applicant South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber
John Thibodoux, Market Vice President for Segra Fiber

B. Ordinance O-2026-13, a proposed ordinance to add the position of City Prosecutor to the Code of Ordinances
Tim Pinkerton, Councilmember

For a copy of the most current agenda, please contact City Clerk Justin Campbell at 864-881-2904 or jcampbell@simpsonville.com.

C. Ordinance O-2026-14, a proposed ordinance to prohibit the use of automatic license plate reader (ALPR) camera technology in city limits and direct termination of the ALPR contracts in accordance with their terms
Sherry Roche, Councilmember

D. Ordinance O-2026-15, a proposed ordinance to amend Chapter 16 of the Code of Ordinances to comply with new election laws made effective January 1, 2027
Paul Shewmaker, Mayor

E. Ordinance O-2026-16, a proposed ordinance to establish rules for individual Council member access to the City Attorney
Paul Shewmaker, Mayor

F. TX-2026-01, a proposed ordinance to adopt text amendments to Land Development Regulations
Jon Derby, Planning Director

G. TX-2026-02, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director

H. TX-2026-03, a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance
Jon Derby, Planning Director

I. Resolution R-2026-21, a proposed resolution to approve the annual fair operating agreement with Event Coordinators, Inc.
Tee Coker, City Administrator

J. Resolution R-2026-22, a proposed resolution to authorize First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group
Tee Coker, City Administrator

K. Resolution R-2026-23, a proposed resolution to adopt an Emergency Operations Plan
Tee Coker, City Administrator

11. ADJOURNMENT
Paul Shewmaker, Mayor

For a copy of the most current agenda, please contact City Clerk Justin Campbell at 864-881-2904 or jcampbell@simpsonville.com.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Justin Campbell

Department: Administration

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Approval of Minutes

Summary of Item/Purpose:

Minutes for the Committee of the Whole Meeting on September 22, 2026

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☑
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

CITY OF SIMPSONVILLE: CITY COUNCIL COMMITTEE OF THE WHOLE MEETING
— DRAFT MINUTES —
Council Chambers, Simpsonville City Hall | September 22, 2026 | 6:00 p.m.

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1. CALL TO ORDER

Mayor Shewmaker called the meeting to order at 5:58 p.m.

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	✓	

3. PLEDGE OF ALLEGIANCE

Mayor Shewmaker led Council Chambers in the Pledge of Allegiance.

4. APPROVAL OF MINUTES

The minutes for the Committee of the Whole Meeting on August 25, 2026 were approved as submitted.

5. PRESENTATION

A. Land Development Regulation – Amendment

Planning Director Jon Derby presented proposed amendments to the Land Development Regulation document. The Planning Commission will review the proposed amendments for recommendation at the Planning Commission Meeting on October 6, 2026. Council will address the recommendation by the Planning Commission at the Committee of the Whole Meeting on October 27, 2026.

6. CITIZEN COMMENTS

- James Bright gave comments about the request by the Adams Mill Homeowners Association for the Village of Adams Mill neighborhood to be accepted by the City of Simpsonville.
- Roxie Todd Kincannon gave comments about her support for changing the name of Gracely Park to "Simpsonville City Park." Ms. Kincannon also requested acknowledgement of the Todd family for donation of the land or a portion of the land on which the park sits.
- Kimberly Dix gave comments about her concerns regarding transparency, consistency, and accountability in City decision-making. Specific questions or concerns involved the failed motion to approve live-streaming of meetings, procedures relating to Ordinance O-2026-12, protections for residents in relation to proposed franchise agreement by Segra, and consistent standards for speed hump requests.
- James Dye gave comments about his request for Council to consider the effect of growth on the City of Simpsonville and its existing infrastructure relating to the proposed amendments for Land Development Regulation.
- Geneva Lawrence gave comments about an effort by citizens to obtain a historical marker at the park recognizing the Todd family for donation of the land on which the park sits. Ms. Lawrence also gave comments about her concerns regarding work by fiber companies.

7. STAFF REPORTS

Department heads were available to answer questions concerning the Unified Departments Report, which included Fire, Police, Parks and Recreation, and Public Works.

A. Financial Report

Finance Director Maria Tooley gave the monthly Financial Report.

B. City Administrator Report

City Administrator Tee Coker gave the monthly City Administrator Report.

8. BUSINESS

A. Ordinance O-2026-09, Segra fiber franchise agreement

Council held consideration of Ordinance O-2026-09 until the October 27, 2026 Committee of the Whole Meeting at the request of Segra representatives. No vote was recorded.

B. Ordinance O-2026-12, a proposed ordinance to amend effective date of Ordinance O-2026-10

- Motion by Mayor Shewmaker with a second by Councilmember Roche to enter executive session to receive legal advice regarding ordinances O-2026-10 and O-2026-12 and Resolution R-2026-16 under S.C. Code § 30-4-70(a)(2). Yes – 6. No – 1. Dissenting – Councilmember O'Rear. Motion carried. Council entered executive session at 6:39 p.m.
- Council re-entered public session at 7:17 p.m.
- A motion by Mayor Shewmaker with a second by Councilmember Roche. Yes – 6. No – 1. Dissenting – Councilmember O'Rear. Motion carried, thereby moving Ordinance O-2026-12 to the Business Meeting on October 13, 2026 for first reading.

C. Resolution R-2026-16, a proposed resolution to restore the historic name "Simpsonville City Park"

- Motion by Councilmember O'Rear with a second by Councilmember Rupe. Yes – 4. No – 3. Dissenting – Councilmember Roche, Mayor Shewmaker, and Councilmember Williams. Motion carried, thereby moving Resolution R-2026-16 to the Business Meeting on October 13, 2026.

D. Hudders Creek Way, to place a speed hump midway between Norvin Court and Nakkol Drive and set the speed limit at 20 mph

- Motion by Councilmember Tuso with a second by Councilmember Rupe. Yes – 5. No – 2. Dissenting – Mayor Shewmaker and Councilmember Williams. Motion carried, thereby moving the proposal for a speed hump and setting of 20 mph speed limit on Hudders Creek Way to the Business Meeting on October 13, 2026.

9. EXECUTIVE SESSION

- Motion by Councilmember Williams with a second by Councilmember Rupe to enter executive session to discuss contractual matters related to personnel in the Administration Department, as permitted by S.C. Code § 30-4-70(a)(1). Yes – 7. No – 0. Motion carried. Council entered executive session at 7:48 p.m.
- Council did not re-enter public session. No action was taken from executive session.

10. ADJOURNMENT

Mayor Shewmaker stated at 8:04 p.m. that Council adjourned the meeting during executive session.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Paul Shewmaker

Department: City Council

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Proclamation: Red Ribbon Week

Summary of Item/Purpose:

Issue a proclamation for Red Ribbon Week, October 23, 2026 - October 31, 2026. The City of Simpsonville traditionally issues such a proclamation for Red Ribbon Week each October at the request of the Upstate Young Marines.

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☑
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

CITY OF SIMPSONVILLE

PROCLAMATION

RED RIBBON WEEK 2026

WHEREAS, *communities across America continue to face serious harm from illicit drug use and trafficking, making prevention and education a shared responsibility; and*

WHEREAS, *the Upstate Young Marines teach self-discipline, teamwork, and leadership while encouraging young people to live healthy, drug-free lives; and*

WHEREAS, *families, schools, community organizations, and local leaders can help young people make informed choices and avoid illicit drug use; and*

WHEREAS, *the red ribbon honors Drug Enforcement Administration Special Agent Enrique "Kiki" Camarena, who was murdered in the line of duty, and reflects his belief that one person can make a difference; and*

WHEREAS, *the National Red Ribbon Campaign encourages drug prevention and healthy, drug-free lifestyles through Red Ribbon Week, observed annually October 23 through 31;*

NOW, THEREFORE, I, *Paul Shewmaker*, Mayor of the City of Simpsonville, South Carolina, do hereby proclaim *October 23, 2026 through October 31, 2026,* as

RED RIBBON WEEK

in the City of Simpsonville and encourage all residents to take part in this observance and support a safe, healthy, drug-free future for our young people.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Seal of the City of Simpsonville, South Carolina, to be affixed this ___ day of October, 2026.*

CITY SEAL
AFFIX GOLD SEAL

Simpsonville
OFFICE OF THE MAYOR

Paul Shewmaker
Mayor, City of Simpsonville

EXHIBIT A

UPSTATE YOUNG MARINES

REQUEST FOR A RED RIBBON WEEK PROCLAMATION

August 29, 2026

The Honorable Paul Shewmaker
Mayor, City of Simpsonville
City Hall
425 East Curtis Street
Simpsonville, SC 29681

Dear Mayor Shewmaker:

Red Ribbon Week will take place October 23-31, 2026. We are members of the Upstate Young Marines and respectfully request your support through a proclamation recognizing Red Ribbon Week in the City of Simpsonville. Your proclamation would help publicize this nationally recognized drug-prevention campaign and affirm our community's commitment to a healthy, drug-free future for young people.

The mission of the Young Marines is to strengthen the lives of America's youth through the teaching and nurturing of self-discipline, teamwork, and leadership, with a focus on living a healthy, drug-free lifestyle. Drug awareness and education are central to that mission. Red Ribbon Week gives young people, families, schools, and community leaders an important opportunity to stand together against illicit drug use and trafficking.

We would be honored to receive the proclamation at a future Simpsonville City Council meeting, if possible, and to take a photograph for our Young Marines after-action report. A proposed proclamation is included on the following page for the City's convenience.

Thank you for your consideration and for supporting the youth of our community.

Respectfully,

Ryder Van Emmerik
Young Marine

Keegan Van Emmerik
Young Marine

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Downtown Project: Update

Summary of Item/Purpose:

An update by CoTransCo on the Downtown Project

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☑
Proclamation ☐
Other: ☐

Are supporting documents attached?

☐ Yes ☑ No

SIMPSONVILLE UNIFIED DEPARTMENTS REPORT

Committee of the Whole Meeting: October 27, 2026

Reporting periods: September 2026 monthly data and quarterly updates as noted

Assembled by: Justin Campbell, City Clerk

Executive Summary

Departments maintained public safety, recreation programs, municipal services, and community engagement while advancing information security, development review, and downtown coordination. Fire handled 447 September calls. Police began a SLED security audit and GovHost implementation; three officer vacancies remain. Fall sports served more than 1,300 participants. Public Works continued streetscape coordination and OpenGov implementation. Community Relations reported nearly 500 pounds of litter collected and continued Simply Home for the Holidays planning. Planning reported 64 September permits valued at $3,666,066; downtown feasibility and impact-fee studies remain underway.

Department	Department Results and Current Status
Fire	447 calls; 116 inspections; 18 violations corrected; 1,513 training hours; 1,408 outreach contacts.
Police	244 tickets; 148 warnings; SLED security audit and GovHost implementation begun; 3 officer vacancies; dispatch fully staffed.
Parks & Recreation	More than 1,300 fall-sports participants; Woodside Park improvements and Alder Park basketball upgrades advancing; theatre programming expanding.
Public Works	360.26 tons of domestic waste; 36,598 can tips; 28 manholes inspected; 7,605 feet of sewer mains cleaned. OpenGov implementation continues.
Community Relations	Nearly 500 pounds of litter collected; Founder’s Day Festival reported successful; December holiday planning and Downtown Project communications continue.
Planning & Economic Development	64 September permits; $3,666,066 valuation; $36,955.48 in permit fees; 23 certificates of occupancy. Downtown feasibility and impact-fee studies continue.

Work Ahead

- Public safety: Continue fire inspections and education, police recruitment, and GovHost implementation.
- Facilities and programs: Advance park improvements, theatre programming, and Simply Home for the Holidays; monitor the accessibility grant and Heritage Park lighting.
- Infrastructure and capacity: Resolve remaining streetscape utility conflicts, update project cost estimates, remove Public Works underground storage tanks, and assess FY 2027/2028 equipment needs.

Fire Department

Fire responded to 447 calls in September, down 13 from August's 460 (2.8%). City limits accounted for 308 calls (68.9%), County FSA for 139 (31.1%), and Mutual Aid for zero. Year-to-date calls through September totaled 4,046, compared with 3,811 through September 2025, an increase of 235 (6.2%).

Past Activities and Highlights

Measure	September 2026
Calls for service	447
Fire-code inspections	116
Fire-code violations identified	27
Violations corrected from previous inspections	18
Community outreach contacts	1,408
Juvenile fire-safety contacts included above	905
Training hours	1,513

Outreach included Touch a Truck, station tours, a store grand opening, 35 blood-pressure checks, and eight car-seat installations. General fire-safety contacts included 905 juveniles and 457 adults; other outreach activities brought the total to 1,408.

Training covered live burns, IST, paramedic skills, aerial operations, hose advancement, pump operations, water supply, officer development, and support company operations. Lt. Paul N. Patrikis, Lt. David C. Williams, and Lt. Samuel K. Mauney completed the Fire Officers Academy.

October Update

The first golf tournament supporting the S.C. Burned Children's Fund was held October 5, 2026.

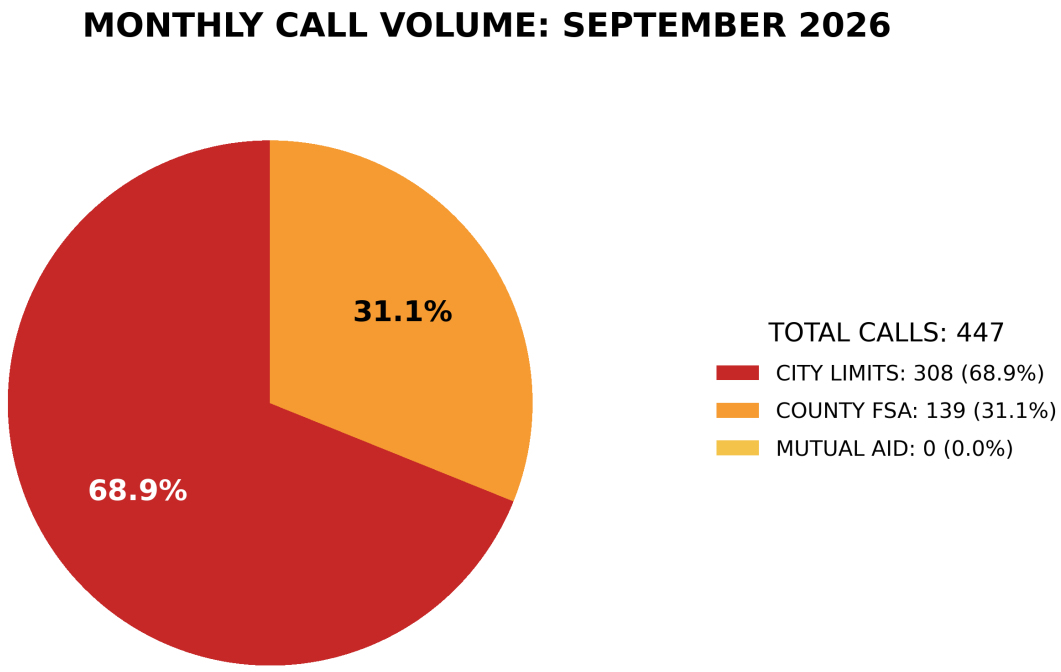
Upcoming Events and Projects

- Continue the can-collection fundraising initiative supporting the S.C. Burned Children's Fund.
- Conduct follow-up inspections for outstanding violations and continue fire and life-safety education and community outreach.

Issues to Monitor: None reported.

Proposals and Recommendations: No additional proposals reported.

Fire Department Call Volume



County FSA refers to the county fire service area. No Mutual Aid incidents were reported for September, so no yellow slice appears.

Police Department

Police began a security audit with the South Carolina Law Enforcement Division (SLED) and implementation of GovHost, the department's new records management system. The audit reviews security requirements for protecting sensitive information, including computer-security safeguards and standards intended to reduce the risk of unauthorized access or breaches.

Past Activities and Highlights

Participated in LEAD Appreciation Week and its breakfast recognizing Greenville County law enforcement personnel and their service.

Reported the Chief's Conference and Sippin in Simpsonville among September activities.

September activity charts show 244 tickets and 148 warnings. The following page presents monthly ticket, warning, and crime-category trends from October 2025 through September 2026.

October Update

National Night Out was held October 6, 2026. Pinkie, the pink cancer-awareness car, attended Pledge the Pink October 14–17, 2026.

Upcoming Events and Projects

Continue implementing GovHost, the department's new records management system.

Issues to Monitor

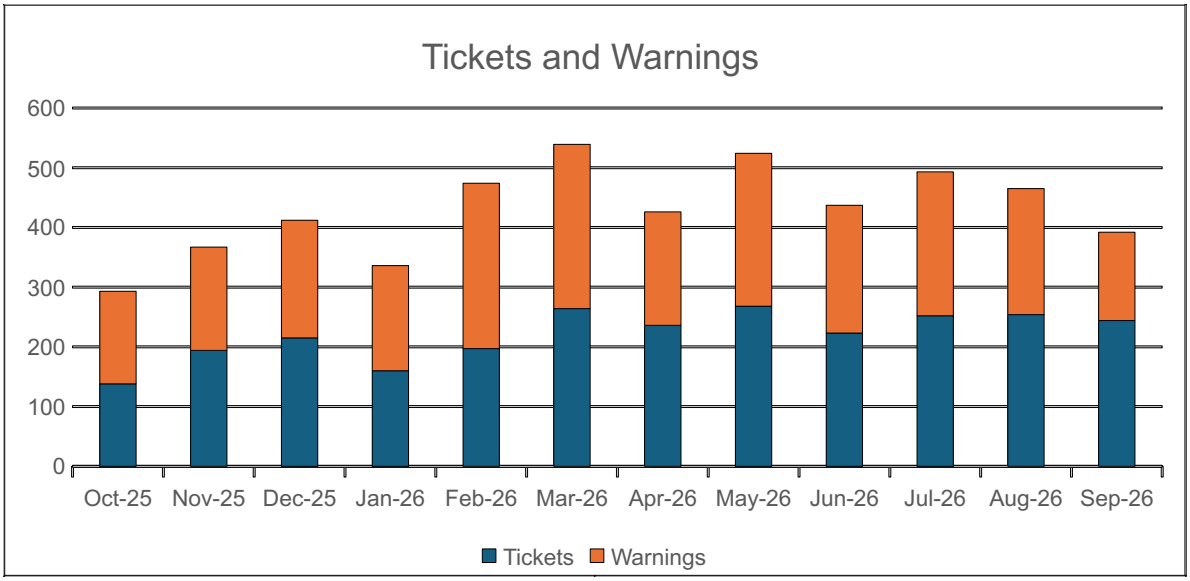
Three police officer positions remain vacant. Recruitment and testing continue to fill the remaining officer vacancies.

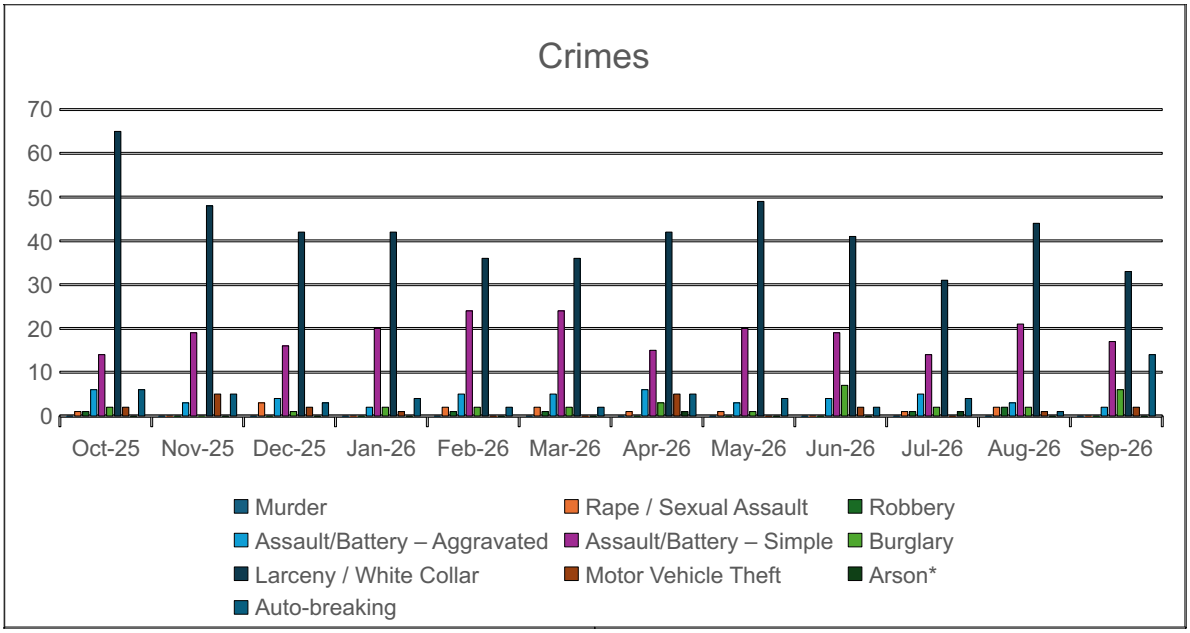
Proposals and Recommendations

None reported.

Police Activity Trends

October 2025 through September 2026





Parks and Recreation

Fall sports continued with more than 1,300 participants, while staff advanced park improvements, theatre programming, and facility maintenance. The inaugural Mystery Dinner Theatre had approximately three-quarters of capacity reserved two weeks before the show, as reported at submission. The Undiscovered SC grant announcement has been delayed and may not occur until November.

Past Activities and Highlights

- Athletics: Tackle football, flag football, baseball, softball, cheerleading, and volleyball are underway and scheduled to continue through October.
- Arts Center: Staff are fitting the Simpsonville Theatre Company schedule around existing 2027 and 2028 bookings. The one-weekend young-artist Christmas Cabaret, Echoes of Christmas, will benefit the Echoes Ensemble program beginning in January.
- Grounds: Special-project pricing and fence work continue. Woodside Park improvements are intended to support 12U baseball exclusively at the park in spring 2027, along with continued flag-football use. The department reported the groundbreaking for Alder Park basketball upgrades.
- Senior Activity Center: Activities included a Myrtle Beach trip and an outing to Lieu's Chinese Bistro.
- Facilities: Two control boards were replaced in the Heritage Park lighting system; fuses remain a recurring issue as the system ages.

October Update

The inaugural Mystery Dinner Theatre was held October 17, 2026, in Academy Hall at the Arts Center.

Upcoming Events and Projects

- Establish the annual Gilbert Award for an outstanding offensive lineman in the program, honoring Jimmy Gilbert's service as a player and coach in Simpsonville and at area schools.
- If awarded, apply the Undiscovered SC grant toward mobility access to Arts Center performance areas through lifts at three locations.

Issues to Monitor: The Heritage Park train is operational after repairs requiring custom-made parts. Credit-card payments have been added at the depot to improve convenience and support revenue. The department reports steady growth in its new social-media presence.

Proposals and Recommendations: Continue aligning plans with the Recreation Master Plan and 10-year Capital Improvements Plan.

Athletics Participation

2026 calendar-year participation units through September. Counts may include repeat participants across programs.

Program and season	Players	Volunteer coaches
Spring Baseball (March–June)	592	56
Spring Softball (March–June)	104	15
Spring Flag Football (March–June)	220	32
Spring Volleyball (March–June)	342	42
Summer 3-on-3 Basketball (June–August)	38	8
Cheerleading (May–November)	36	8
Tackle Football (June–November)	106	18
Fall Baseball (August–November)	478	42
Fall Softball (August–November)	113	18
Fall Flag Football (August–November)	276	38
Fall Volleyball (August–November)	323	36
Winter 5-on-5 Basketball (December–February)	198	28
Total participation units	2,826	341

Public Works

September work focused on downtown streetscape coordination, Holiday Stroll preparations, and OpenGov asset-management implementation. Staff resolved multiple utility conflicts to help prevent work stoppages by Thrift Development, with additional conflicts still to address. The new software will support work orders, labor and material costs, inventories, and more detailed monthly reporting.

Past Activities and Highlights

- Installed traffic-calming measures; the September worksheet records two speed bumps.
- Attended the S.C. Chapter of American Public Works Association meeting and the Golden Strip Career Center Partners Breakfast, which supports exploration of internship opportunities.
- Began National Night Out preparations during September and sourced Holiday Stroll decorations and signage for November installation in Simpsonville City Park.
- Recorded 360.26 tons of domestic waste, 112.67 tons of yard waste, 36,598 can tips, 28 manholes inspected, 7,605 feet of sewer mains cleaned, and 9,474 feet inspected by CCTV.

Upcoming Events and Projects

- Work with CoTransco on updated cost estimates to complete the streetscape as designed; continue weekly utility-provider coordination.
- Build data templates for OpenGov Asset Management and continue removing underground storage tanks at Public Works.
- Install Holiday Stroll decorations and signage in November.

Issues to Monitor: Further streetscape utility conflicts are expected. Sewer services have conflicted with new storm drains along College Street; staff have used interference boxes and ductile-iron service upgrades to address them. The worksheet continues to list Truck 310 at Amick for maintenance and Truck 307 at Velocity for warranty work.

Proposals and Recommendations: Review the FY 2027/2028 Capital Improvements Plan against service needs. Staff identify a need to add a brush truck rather than replace an existing truck.

Performance Reporting: The accompanying Public Works yearly spreadsheet provides monthly detail. September figures above exclude October entries already recorded in that workbook. Blank cells are unreported, not zero activity.

PUBLIC WORKS YEARLY REPORT

Community Relations

Quarterly submission • Reporting period listed by department: September 2026

Community Relations reported a successful Founder's Day Festival and continued departmental participation in Meals on Wheels deliveries. Multiple departments are coordinating Simpsonville's Simply Home for the Holidays experience throughout December, with additional details forthcoming. Human Resources is managing the United Way of Greenville County pledge campaign.

Past Activities and Highlights

Simply Proud Cleanup Day collected nearly 500 pounds of litter. Other reported highlights included the Downtown Project groundbreaking and Founder's Day Festival.

Upcoming Events and Projects

Coordinate the December Holiday Stroll as part of Simply Home for the Holidays. The Human Resources Department's United Way of Greenville County pledge campaign is scheduled for October. Election outcomes during the week of November 2 are also identified as an upcoming item.

Issues to Monitor

Keep Downtown Project messaging accurate, useful, and aligned with construction progress and project details.

Proposals and Recommendations

Maintain two full-time positions solely dedicated to community, public, and media relations; communications; social media management; website management; and online digital content creation.

Planning and Economic Development

Quarterly submission • October 2026 update. Permit and licensing figures are for September; board actions span August–October; trend charts cover September 2025–September 2026.

September activity included 64 permits with a reported valuation of $3,666,066 and $36,955.48 in permit fees. Twelve permits were for new single-family dwellings. Staff issued 23 certificates of occupancy: 19 single-family and four commercial. The license chart records 43 entries across new licenses, renewals, contractor licenses, and other categories.

Site Plan Review

- Initial review: Restaurant at 123 SE Main St.
- Awaiting revisions: Change Church, 1601 W. Georgia Rd.; Simpsonville Office Park, 634 Fairview Rd.; The Springs residential addition, 115 Hedge St.; entertainment use and quick service at 600 SE Main St.; and Cottage Green ID Phase 2 retail and automotive service on Harrison Bridge Rd.

Boards and Commissions

- Planning Commission, September: Approved SP-2026-03, Cottage Green ID Phase 2 Master Site Plan, and SP-2026-04, Timbers Edge ID Master Site Plan, each 7–0. Cottage Green's separate site-plan review remains listed as awaiting revisions.
- Planning Commission, October: Recommended approval of TX-2026-01, Land Development Regulations amendments; TX-2026-02, miscellaneous refinements to the Zoning Ordinance; and TX-2026-03, miscellaneous refinements to the Zoning Ordinance, each 6–0.
- Board of Zoning Appeals, August: Approved SE-2025-01, a special exception for a service to dwelling and building service at 118 Hedge St., 6–0.
- Board of Zoning Appeals, October: Approved SE-2026-02, a special exception for a sports therapy office at 115 Ralph Hendricks Dr., 4–0.

Current Projects and Next Steps

Downtown feasibility study: Staff are working with a hospitality group and expect results within the next month, as reported in the October submission.

Impact-fee study: Staff received a draft Land Use Assumption and Development Fee report and supplied additional data affecting the calculations. An updated report is expected in the coming month.

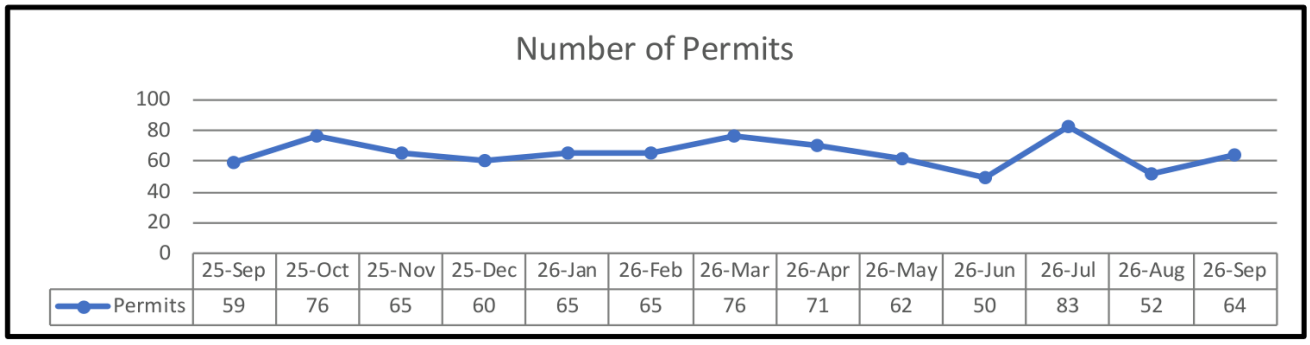
September Permit Activity

Permit type	Count	Valuation
New Single Family Dwelling	12	$2,875,314.00
Residential Mechanical	11	$121,974.00
Commercial Mechanical	2	$56,207.00
New Multi-Family Dwelling	0	—
Residential Addition	1	$6,000.00
Residential Interior Upfit	3	$58,377.00
Residential Exterior Upfit	2	$40,931.00
Residential Accessory Structure	1	$21,000.00
Residential Deck/Porch	3	$48,243.00
Encroachment/Street Cut	2	—
Encroachment Cafe/Sign	0	—
Sign	4	$11,616.00
Temporary Sign	1	$25.00
Short Term Rental	0	—
Residential Pool	1	$96,000.00
Commercial Pool	1	$192,650.00
Zoning Verification	0	—
Tree Removal	0	—
Commercial Construction	1	$40,000.00
Grading/Clearing	2	—
Commercial Addition/Alteration	1	$30,000.00
Commercial Interior Upfit	0	—
Commercial Accessory Structure	0	—
Cell Tower	0	—
Commercial Demolition	0	—
Residential Demolition	0	—
Construction Trailer Electrical Only	0	—
Manufactured Home	0	—
Residential Electrical	11	$56,708.00
Commercial Electrical	2	$2,621.00
Solar	0	—
Residential Plumbing	2	$5,200.00
Commercial Plumbing	1	$3,200.00
Residential Sewer Tap	0	—
Total	**64**	**$3,666,066.00**

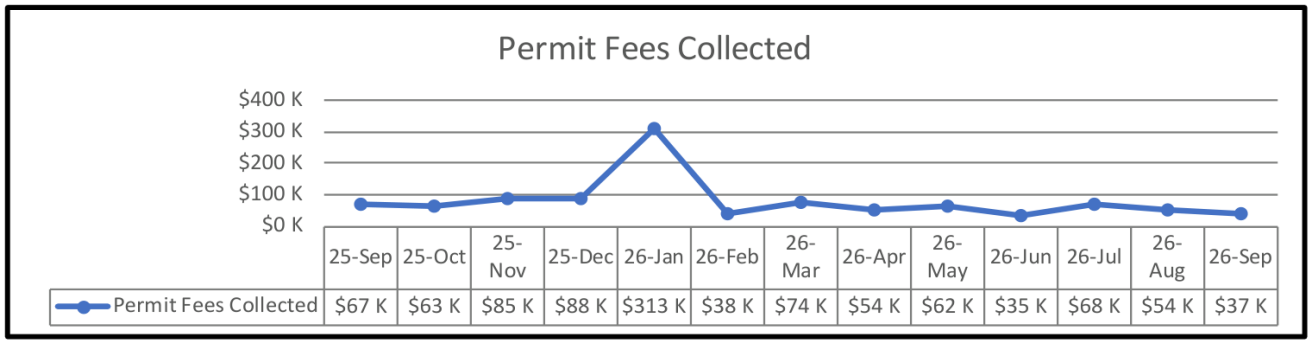
Permit fees collected: $36,955.48. A dash indicates that no valuation was supplied for that category; it does not represent a reported zero valuation.

Permit and Valuation Trends

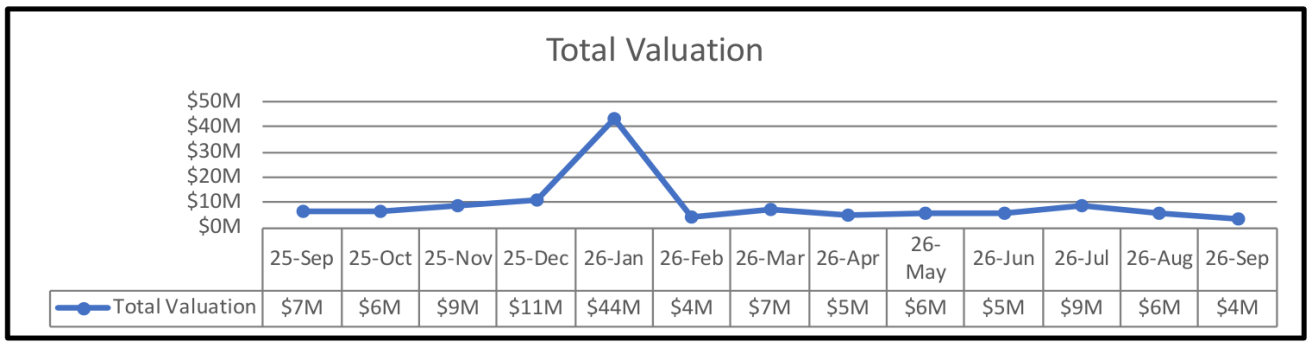
September 2025 through September 2026. Dollar values in the source charts are rounded; exact September amounts appear in the permit table.



	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	26-Feb	26-Mar	26-Apr	26-May	26-Jun	26-Jul	26-Aug	26-Sep
Permits	59	76	65	60	65	65	76	71	62	50	83	52	64



	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	26-Feb	26-Mar	26-Apr	26-May	26-Jun	26-Jul	26-Aug	26-Sep
Permit Fees Collected	$67 K	$63 K	$85 K	$88 K	$313 K	$38 K	$74 K	$54 K	$62 K	$35 K	$68 K	$54 K	$37 K

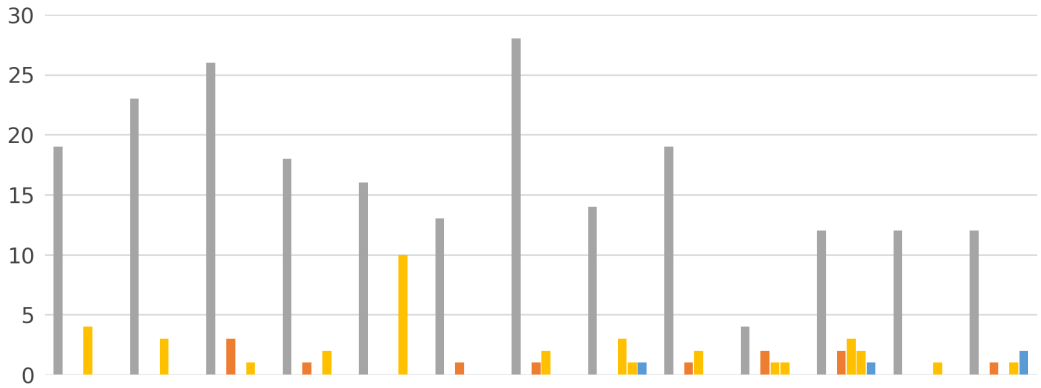


	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	26-Feb	26-Mar	26-Apr	26-May	26-Jun	26-Jul	26-Aug	26-Sep
Total Valuation	$7M	$6M	$9M	$11M	$44M	$4M	$7M	$5M	$6M	$5M	$9M	$6M	$4M

Permit Types and Occupancy Trends

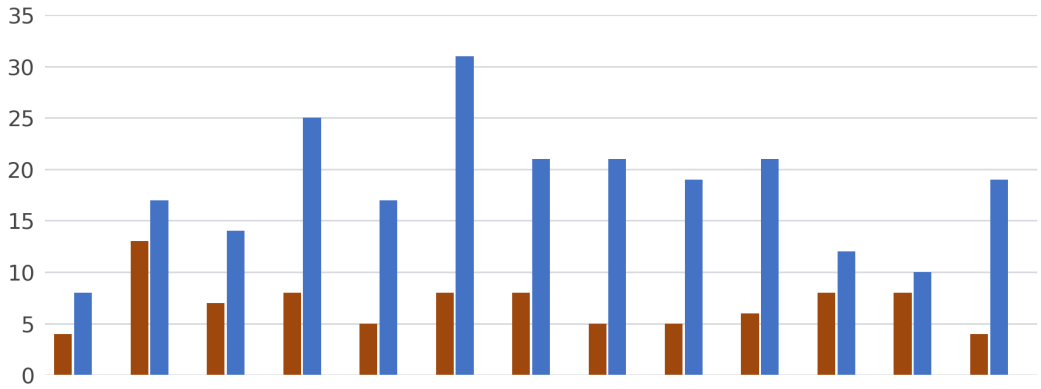
September 2025 through September 2026. Permit types shown are selected categories; certificates of occupancy are reported separately.

Types of Permits



	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Single-Family	19	23	26	18	16	13	28	14	19	4	12	12	12
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0
Comm. Addition	0	0	3	1	0	1	1	0	1	2	2	0	1
Comm. Upfit	4	3	0	0	0	0	2	3	2	1	3	0	0
Comm. Const.	0	0	1	2	10	0	0	1	0	1	2	1	1
Grading	0	0	0	0	0	0	0	1	0	0	1	0	2

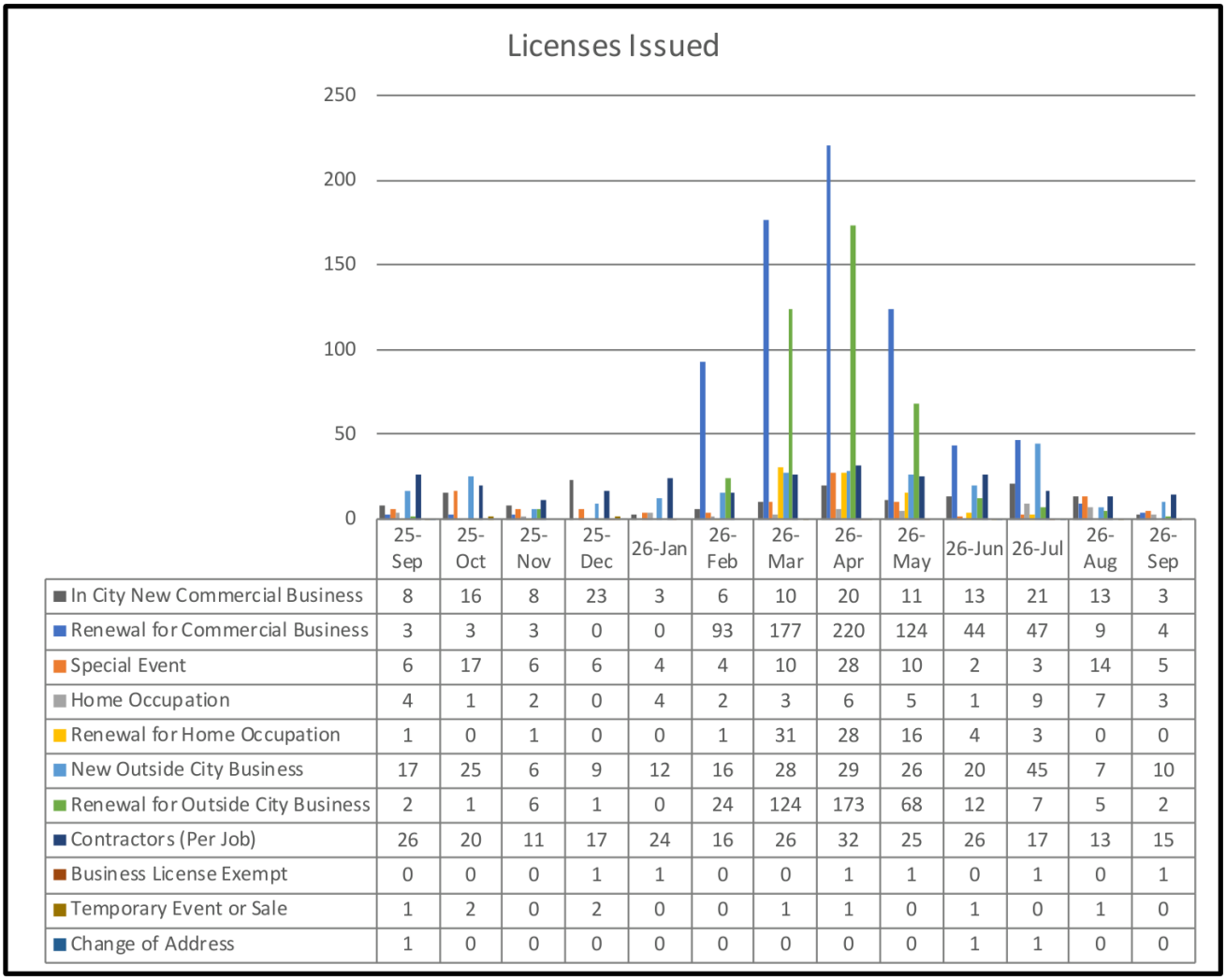
Certificates of Occupancy Issued



	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Commercial C.O.	4	13	7	8	5	8	8	5	5	6	8	8	4
Single Family C.O.	8	17	14	25	17	31	21	21	19	21	12	10	19
Multi-Family C.O.	0	0	0	0	0	0	0	0	0	0	0	0	0

Business Licensing Trends

September 2025 through September 2026. Categories include renewals, contractor licenses per job, exemptions, and other license activity; these figures do not represent new businesses alone.



	25-Sep	25-Oct	25-Nov	25-Dec	26-Jan	26-Feb	26-Mar	26-Apr	26-May	26-Jun	26-Jul	26-Aug	26-Sep
In City New Commercial Business	8	16	8	23	3	6	10	20	11	13	21	13	3
Renewal for Commercial Business	3	3	3	0	0	93	177	220	124	44	47	9	4
Special Event	6	17	6	6	4	4	10	28	10	2	3	14	5
Home Occupation	4	1	2	0	4	2	3	6	5	1	9	7	3
Renewal for Home Occupation	1	0	1	0	0	1	31	28	16	4	3	0	0
New Outside City Business	17	25	6	9	12	16	28	29	26	20	45	7	10
Renewal for Outside City Business	2	1	6	1	0	24	124	173	68	12	7	5	2
Contractors (Per Job)	26	20	11	17	24	16	26	32	25	26	17	13	15
Business License Exempt	0	0	0	1	1	0	0	1	1	0	1	0	1
Temporary Event or Sale	1	2	0	2	0	0	1	1	0	1	0	1	0
Change of Address	1	0	0	0	0	0	0	0	0	1	1	0	0

September entries total 43: three new in-city commercial businesses; four commercial renewals; five special-event licenses; three home occupations; ten new outside-city businesses; two outside-city renewals; 15 contractors per job; and one business-license-exempt entry. All other displayed September categories are zero.

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Maria Tooley

Department: Finance

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Financial Report

Summary of Item/Purpose:

Monthly Financial Report

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☑ Report

Are supporting documents attached?

☑ Yes ☐ No

Financial Overview

Fiscal year 2026–27 · through September 30, 2026 — **25%** of the year elapsed

22%
of the General Fund budget spent

On track. $7.21M of $32.2M. The tick marks the 25% of the year elapsed.

8%
of General Fund revenue collected

The same share as last year at this point. Sources making up 79% of the budget arrive December–June.

2
revenue lines to watch

The food and beverage tax (off track) and sewer revenue (watch). Neither is in the General Fund.

20%
of the capital plan spent or ordered

$2.34M of $11.6M, following the adopted plan. The downtown streetscape is under construction.

Year-end outlook by fund

Each fund's revenue is restricted to that fund's purpose. The tick on each bar marks 25% of the year: spending at an even pace would sit on it, while revenue rarely arrives that evenly.

Fund		Budget	So far	Share of budget so far	Projected year-end	Status
General Fund	Revenue	$29.5M	$2.25M	8%	Not yet projected	Too early to tell
	Spending	$32.2M	$7.21M	22%	$31.4M–$32.2M	On track
Hospitality & Accommodations	Revenue	$4.75M	$1.15M	24%	$4.53M–$4.69M	Watch
	Spending	$861K	$445K	52%	At budget	On track
Sewer	Revenue	$2.34M	$548K	23%	$2.19M–$2.30M	Watch
	Spending	$1.62M	$237K	15%	$1.45M–$1.62M	On track
Public Works Enterprise (Sanitation)	Revenue	$2.03M	$14K	1%	Not yet projected	Too early to tell
	Spending	$1.43M	$320K	22%	$1.39M–$1.43M	On track

General Fund and Sanitation revenue are not projected until more of it arrives. **Hospitality & Accommodations spending** is at 52% because about $612K of its budget is capital purchases, largely made early in the year.

Items to watch

Food and beverage tax — Off track

Hospitality & Accommodations

Budget **$4.00M** · Projected **$3.73M–$3.85M** · $145K–$268K short

Projected range — Budget

Collections are up about 6–9% over last year; the budget is about 14% above last year's $3.52M. Lodging tax and interest are running at or above budget and offset part of the gap, so the fund as a whole is at Watch.

Sewer revenue — Watch

Budget **$2.34M** · Projected **$2.19M–$2.30M** · $42K–$147K short

Projected range — Budget

About $37K behind an even pace. Tap and capacity fees and interest ($340K of the budget) arrive unevenly, so part of the gap may be timing.

All General Fund departments are within their spending pace.

Capital plan

This is the City's first budget year with a formal capital improvement plan, adopted with the operating budget. Capital spending is higher than last year by design, so last year is not a like-for-like comparison.

$1.25M	$1.09M	$9.30M	$11.6M
Spent	Ordered or under contract	Not yet spent	This year's plan



By department

Department	Share of plan spent or ordered	Spent or ordered	Share
Administration (streetscape)		$247K of $7.70M	3%
Fire		$1.01M of $1.32M	76%
Public Works Enterprise (Sanitation)		$666K of $827K	81%
Parks & Recreation		$122K of $816K	15%
Public Works		$144K of $732K	20%
Sewer		$154K of $250K	61%

Largest items

Downtown Streetscape
$247K spent · plan $7.70M
Under construction
Payments follow as work is billed, so spending trails construction.

Heavy rescue truck
plan $750K
Ordered
The City's half of a $1.5M truck; a county bond pays the other half.

Garbage truck
$357K spent · plan $360K
Purchased

Patch truck
plan $325K
Not yet purchased

Fire engine set-aside
plan $300K
Set aside
This year's share toward an engine paid for on delivery in 2030.

Leaf truck
$241K spent · plan $290K
Purchased
Cost split between Sanitation and Hospitality & Accommodations.

Cash and debt

$10.7M
General Fund cash
On September 30. Declines through the fall and recovers when property taxes are collected.

$18.5M
Capital Projects Fund
Approximate. Repays the General Fund for capital purchases, which it pays first.

$27.4M
Bond debt outstanding
Four issues, each repaid from a dedicated revenue source. All payments are current.

About these numbers

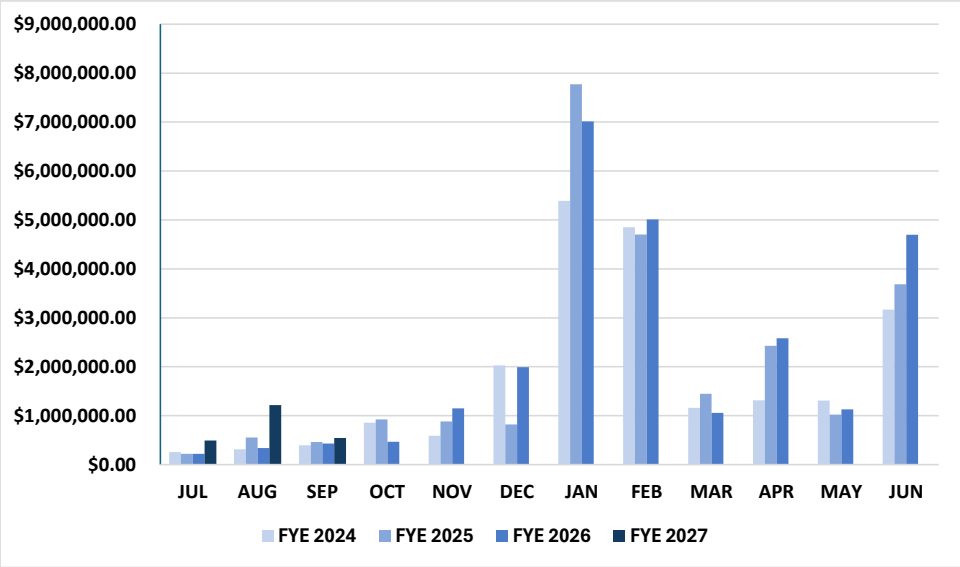
Status. Compares the projected year-end result with the budget. On track: within 1%. Watch: 1–5% short. Off track: more than 5% short. **Projections.** Spending: the low end is spending to date plus the rest of the budget at an even pace; the high end is the full budget. Revenue: last year's results adjusted for this year's growth and current collection rates. Revenue counts as short when it falls below budget; spending, when it runs over. Each line's method is in the full Monthly Status Report. **Sources.** September 2026 Monthly Financial Report and Capital Improvement Plan report; adopted FY 2026–27 budget; Finance's hospitality and accommodations tax records. The Capital Projects Fund balance is approximate. Figures are unaudited.

Capital Improvement Plan

Project Request	Fund	Department	FY27 Budget	YTD Spent	Encumbrance	Remaining Funds	% Complete
Roller Cart Building	Capital Projects	Public Works	$ 71,000.00	$ 32,765.00	$ 29,027.76	$ 9,207.24	46%
Patch Truck	Capital Projects	Public Works	$ 325,000.00	$ -	$ -	$ 325,000.00	0%
Walking Mower	H&A	Public Works	$ 20,000.00	$ 20,000.00		$ -	100%
Snow Plow	Capital Projects	Public Works	$ 15,000.00	$ -	$ 11,851.00	$ 3,149.00	0%
Spreader	H&A	Public Works	$ 21,500.00	$ 21,500.00		$ -	100%
Stand on Mower	H&A	Public Works	$ 13,000.00	$ 13,000.00		$ -	100%
Zero Turn Mower	H&A	Public Works	$ 17,000.00	$ 15,646.65		$ 1,353.35	92%
Portable Compresser	Capital Projects	Public Works	$ 30,000.00	$ -		$ 30,000.00	0%
Utility Trailer	Capital Projects	Public Works	$ 15,000.00	$ -		$ 15,000.00	0%
Bucket Truck	Capital Projects	Public Works	$ 175,000.00	$ -	$ -	$ 175,000.00	0%
Light Plant	Capital Projects	Public Works	$ 30,000.00	$ -		$ 30,000.00	0%
Heavy Rescue Truck	Capital Projects	Fire	$ 750,000.00	$ -	$ 750,000.00	$ -	0%
Fire Truck	Capital Projects	Fire	$ 300,000.00	$ -	$ -	$ 300,000.00	0%
Replace Roof and Door Operators Station 2	Capital Projects	Fire	$ 35,000.00	$ 23,544.78	$ -	$ 11,455.22	67%
Purvis Station 2-6	Capital Projects	Fire	$ 237,000.00	$ -	$ 237,000.00	$ -	0%
Mr. Manhole	Sewer Fund	Sewer	$ 70,000.00	$ 48,430.00	$ -	$ 21,570.00	69%
Right Away Mower	Sewer Fund	Sewer	$ 40,000.00	$ -		$ 40,000.00	0%
Storage Building	Sewer Fund	Sewer	$ 140,000.00	$ 50,000.00	$ 55,084.89	$ 34,915.11	36%
Garbage Truck	Enterprise	Sanitation	$ 360,000.00	$ 357,059.26		$ 2,940.74	99%
Garbage Truck Parts	Enterprise	Sanitation	$ 145,000.00	$ 67,918.21		$ 77,081.79	47%
Leaf Truck 1/2	Enterprise	Sanitation	$ 145,000.00	$ 120,650.54		$ 24,349.46	83%
Leaf Truck 1/2	H&A	Sanitation	$ 145,000.00	$ 120,650.54		$ 24,349.46	83%
Roll Cart	Enterprise	Sanitation	$ 32,000.00			$ 32,000.00	0%
Heritage Park Improvements	H&A	Parks & Rec	$ 150,000.00	$ 33,115.00	$ -	$ 116,885.00	22%
Senior Center Improvements	Capital Projects	Parks & Rec	$ 250,000.00	$ -	$ -	$ 250,000.00	0%
Ars Center	H&A	Parks & Rec	$ 5,000.00	$ 1,434.11	$ -	$ 3,565.89	29%
Woodside Park Improvments	H&A	Parks & Rec	$ 150,000.00	$ -	$ 11,147.00	$ 138,853.00	0%
College Park-GCRA Grant	General Fund	Parks & Rec	$ 154,500.00	$ 5,437.55	$ -	$ 149,062.45	4%
Forest Park-Amenties Upgrades	H&A	Parks & Rec	$ 20,000.00	$ -	$ -	$ 20,000.00	0%
Floor Scrubber	General Fund	Parks & Rec	$ 16,000.00	$ 13,270.47	$ -	$ 2,729.53	83%
HP Equipment	H&A	Parks & Rec	$ 70,531.00	$ 57,916.28	$ -	$ 12,614.72	82%
Downtown Streetscape	Capital Projects	Administration	$ 7,700,000.00	$ 246,675.28	$ -	$ 7,453,324.72	3%
Total Capital Projects			**$ 11,647,531.00**	**$ 1,249,013.67**	**$ 1,094,110.65**	**$ 9,304,406.68**	11%

MONTHLY FINANCIAL UPDATE – Sep-26

GENERAL FUND – OVERVIEW OF REVENUE



FYE 2026	Revenue	FYE 2027	Revenue
Jul-25	$1,144,314.08	Jul-26	$492,007.58
Aug-25	$572,975.45	Aug-26	$1,214,707.33
Sep-25	$655,937.05	Sep-26	$543,367.32
Oct-25	$634,667.91	Oct-26	
Nov-25	$898,633.20	Nov-26	
Dec-25	$2,572,100.24	Dec-26	
Jan-26	$6,178,029.01	Jan-27	
Feb-26	$6,891,153.82	Feb-27	
Mar-26	$1,358,446.21	Mar-27	
Apr-26	$1,489,632.50	Apr-27	
May-26	$2,076,811.77	May-27	
Jun-26	$5,317,862.90	Jun-27	
Year to Date Other Financing Sources	$ 916,628.00	Year to Date Other Financing Sources	$ 17,671.06
YTD *Revenue	**$30,707,192.14**	YTD *Revenue	**$2,267,753.29**
% of BUDGET	116%	% of BUDGET	5.67%
BUDGET	**$25,659,464.00**	**BUDGET**	**$29,450,823.00**
Budgeted Other Financing Sources	**$916,628.00**	Budgeted Other Financing Sources	**$10,511,102.00**
TOTAL	**$26,576,092.00**	**TOTAL**	**$39,961,925.00**

General Fund - Fiscal Year Revenue Comparison
As of September 2026

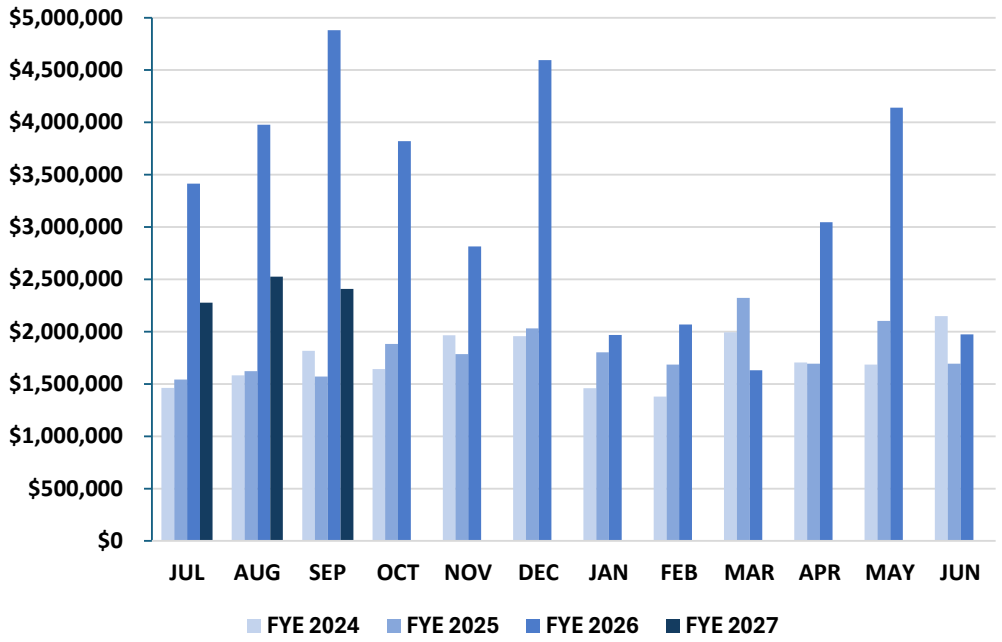
	FYE – 2026	FYE – 2027	$ Difference	% Increase/Decrease	
***	$2,373,226.58	$2,267,753.29	($105,473.29)	-4%	Increase

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

Other Financing Sources:	Proceeds on Disposals Capital Assets	$	17,671.06
	Insurance Proceeds	$	-
	Transfer from Sewer Fund		
	Transfer from Special Revenue		
	Transfer from PW Enterprise Fund		
	Transfer from Capital Projects Fund		
	Year-to-Date Other Financing Sources:	**$**	**17,671.06**

***Excludes $836,658.84 in July 2025 received funds from sale of Old City Hall

GENERAL FUND – OVERVIEW OF EXPENDITURES



FYE 2026	Expenditures	FYE 2027	Expenditures
Jul-25	$2,159,838.96	Jul-26	$2,275,992.72
Aug-25	$2,177,961.01	Aug-26	$2,525,695.15
Sep-25	$1,729,184.04	Sep-26	$2,407,437.88
Oct-25	$3,733,754.34	Oct-26	
Nov-25	$2,011,839.59	Nov-26	
Dec-25	$1,908,304.49	Dec-26	
Jan-26	$2,006,188.29	Jan-27	
Feb-26	$1,843,634.29	Feb-27	
Mar-26	$2,395,750.51	Mar-27	
Apr-26	$1,803,781.61	Apr-27	
May-26	$2,499,571.13	May-27	
Jun-26	$2,798,617.39	Jun-27	
YTD	$27,068,425.65	YTD	$7,209,125.75
% of BUDGET	102%	% of BUDGET	18%
BUDGET	$26,576,092.00	BUDGET	$39,961,925.00

General Fund - Fiscal Year Revenue Comparison
As of September 2026

FYE – 2026	*FYE – 2027*	*$ Difference*	*% Increase/Decrease*	
$6,066,984.01	*$7,209,125.75*	*1,142,141.74*	*19%*	*Increase*

Cash on Hand as of September 30, 2026:
$10,701,338.62

GENERAL FUND – OVERVIEW OF DEBT

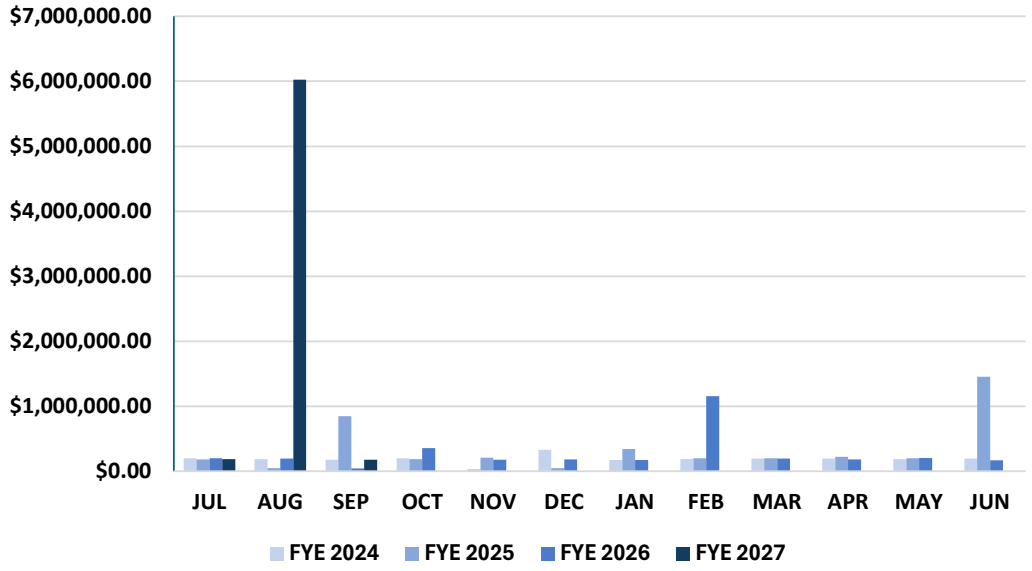
GENERAL OBLIGATION BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2027	Amount Still Due in FYE 2027 (Principal & Interest)
2019 G.O. Bond	4/1/2026	$772,000	$0.00	$0.00	$0.00

INSTALLMENT PURCHASE REVENUE BONDS	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2027	Amount Still Due in FYE 2027 (Principal & Interest)
2021 IPRB	6/30/2042	$11,300,000.00	$9,680,000.00	$0.00	$179,021.88

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	$2,793.36		$7.76	$2,801.12

SEWER FUND – OVERVIEW OF REVENUE†



FYE 2026	Revenue	FYE 2027	Revenue
Jul-25	$188,005.34	Jul-26	$186,548.58
Aug-25	$216,727.01	Aug-26	$6,023,708.78
Sep-25	$189,702.76	Sep-26	$178,004.20
Oct-25	$1,996,657.36	Oct-26	
Nov-25	$201,411.48	Nov-26	
Dec-25	$184,042.42	Dec-26	
Jan-26	$207,334.46	Jan-27	
Feb-26	$183,367.36	Feb-27	
Mar-26	$193,607.33	Mar-27	
Apr-26	$182,699.42	Apr-27	
May-26	$190,456.84	May-27	
Jun-26	$169,217.90	Jun-27	
YTD	$4,103,229.68	YTD	$6,388,261.56
% of BUDGET	181%	% of BUDGET	273%
BUDGET	$2,270,000.00	BUDGET	$2,340,000.00

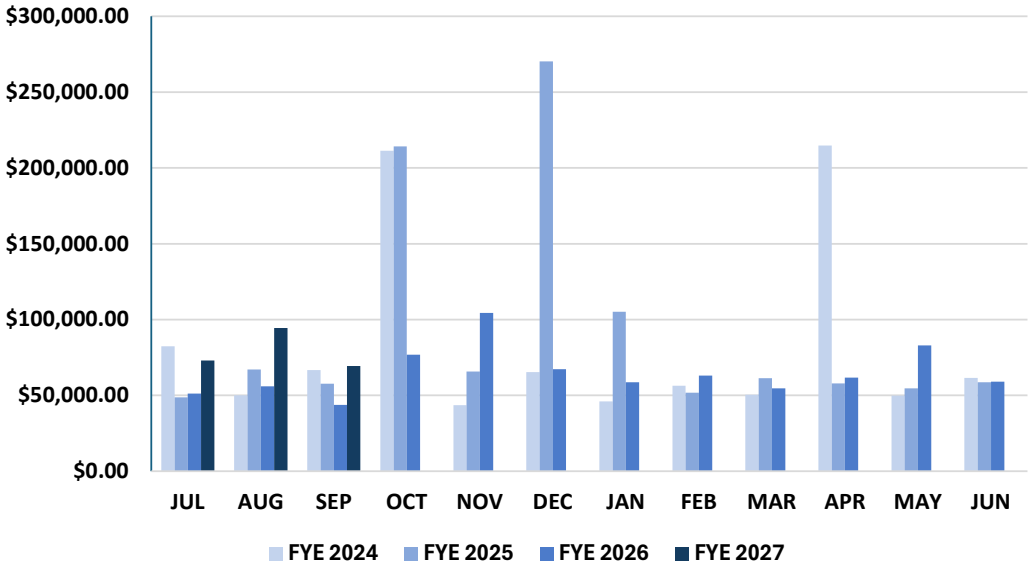
† Excludes donated sewer infrastructure

***SCIPP Grant proceeds of $5,839,924.09

Sewer Fund - Fiscal Year Revenue Comparison
As of September 2026

FYE – 2026	FYE – 2027	$ Difference	% Increase/Decrease	
$594,435.11	$6,388,261.56	$5,793,826.45	975%	Increase

SEWER FUND – OVERVIEW OF EXPENDITURES†



FYE 2026	Expenditures	FYE 2027	Expenditures
Jul-25	$70,202.68	Jul-26	$72,916.99
Aug-25	$68,667.32	Aug-26	$94,452.79
Sep-25	$56,173.37	Sep-26	$69,284.89
Oct-25	$218,552.94	Oct-26	
Nov-25	$75,717.91	Nov-26	
Dec-25	$70,595.87	Dec-26	
Jan-26	$82,772.54	Jan-27	
Feb-26	$63,801.66	Feb-27	
Mar-26	$61,410.21	Mar-27	
Apr-26	$154,896.81	Apr-27	
May-26	$116,216.67	May-27	
Jun-26	$63,655.88	Jun-27	
YTD	$1,102,663.86	YTD	$236,654.67
% of BUDGET	99%	% of BUDGET	15%
BUDGET	$1,108,724.00	BUDGET	$1,619,500.00

Cash on Hand as of Sepetember 30, 2026:
$1,639,291.01

Sewer Fund - Fiscal Year Expense Comparison
As of September 2026

FYE – 2026	*FYE – 2027*	*$ Difference*	*% Increase/Decrease*	
$195,043.37	*$236,654.67*	*$41,611.30*	*21%*	*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	$2,765,000.00	$14,560.42	$167,444.83
2026 Revenue Bond	4/1/2033	$3,940,000	$3,940,000.00	$107,022.32	$1,230,756.68

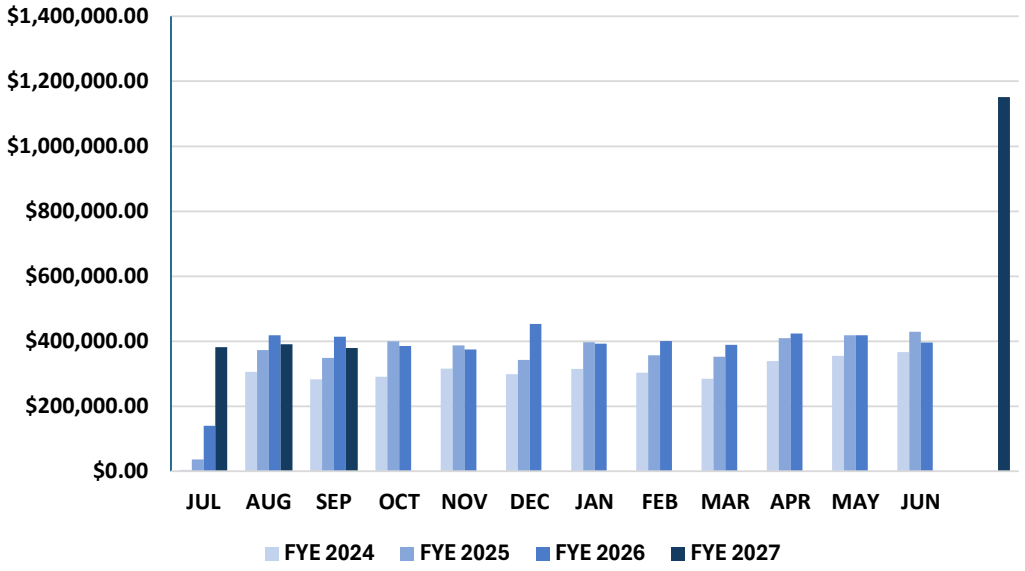
‡ Excludes depreciation expenses

* Not included in expenditure report

2016 & 2026 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 -2016 Debt Service Fund	$85,078.45	$7,280.21	$220.62 - Interest	$92,579.27
US Bank -2026 Debt Service Fund	$268,562.79	$53,511.16	$669.21 - Interest	$322,743.16

SPECIAL REVENUE FUND – OVERVIEW OF REVENUE

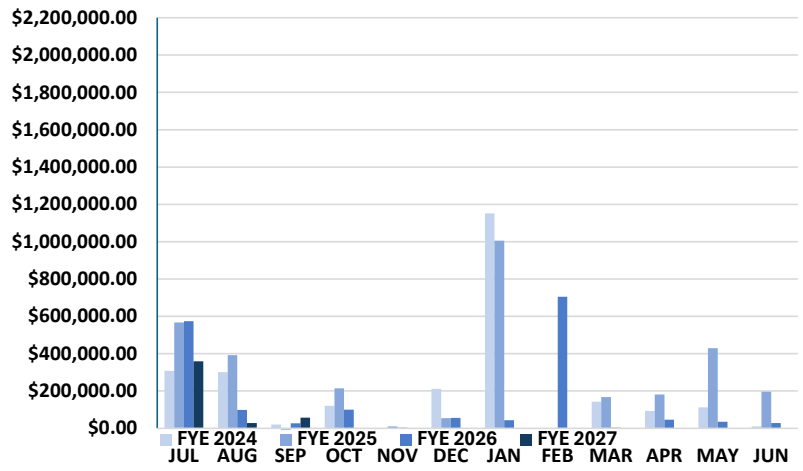


FYE 2026	Revenue	FYE 2027	Revenue
Jul-25	$415,172.70	Jul-26	$381,947.57
Aug-25	$391,182.38	Aug-26	$390,428.69
Sep-25	$416,089.94	Sep-26	$378,871.23
Oct-25	$404,988.82	Oct-26	
Nov-25	$414,898.09	Nov-26	
Dec-25	$391,766.72	Dec-26	
Jan-26	$314,386.57	Jan-27	
Feb-26	$265,469.13	Feb-27	
Mar-26	$477,920.10	Mar-27	
Apr-26	$459,310.81	Apr-27	
May-26	$392,091.30	May-27	
Jun-26	$414,849.03	Jun-27	
YTD	$4,758,125.59	YTD	$1,151,247.49
% of BUDGET	105%	% of BUDGET	24%
BUDGET	$4,550,000.00	BUDGET	$4,750,000.00

Special Revenue Fund - Fiscal Year Revenue Comparison
As of September 2026

FYE – 2026	*FYE – 2027*	*$ Difference*	*% Increase/Decrease*	
$1,222,445.02	*$1,151,247.49*	*($71,197.53)*	*-6%*	*Decrease*

SPECIAL REVENUE FUND – OVERVIEW OF EXPENDITURES



FYE 2026	Expenditure	Transfers	FYE 2027	Expenditure	Transfers
Jul-25	$516,896.50	$0.00	Jul-26	$359,649.02	$0.00
Aug-25	$186,800.00	$0.00	Aug-26	$28,487.14	$0.00
Sep-25	$59,466.00	$0.00	Sep-26	$56,744.18	$0.00
Oct-25	$89,768.28	$0.00	Oct-26		$0.00
Nov-25	$0.00	$0.00	Nov-26		$0.00
Dec-25	$13,411.90	$0.00	Dec-26		$0.00
Jan-26	$1,218,067.00	$0.00	Jan-27		$0.00
Feb-26	$11,043.78	$0.00	Feb-27		$0.00
Mar-26	$28,903.19	$0.00	Mar-27		$0.00
Apr-26	$51,658.15	$0.00	Apr-27		$0.00
May-26	$165,882.00	$0.00	May-27		$0.00
Jun-26	$904,835.06	$0.00	Jun-27		$0.00
YTD	**$3,246,731.86**	**$0.00**	YTD	**$444,880.34**	**$0.00**
% of BUDGET	134%	0%	% of BUDGET	52%	0%
BUDGET	**$2,430,621.00**	**$650,505.00**	BUDGET	**$861,031.00**	**$1,436,589.78**

Special Revenue Fund - Fiscal Year Revenue Comparison
As of September 2026

FYE – 2026	*FYE – 2027*	*$ Difference*	*% Increase/Decrease*	
$763,162.50	*$444,880.34*	*($318,282.16)*	*-42%*	*Decrease*

Cash on Hand as of August 31, 2026:
$10,047,941.21

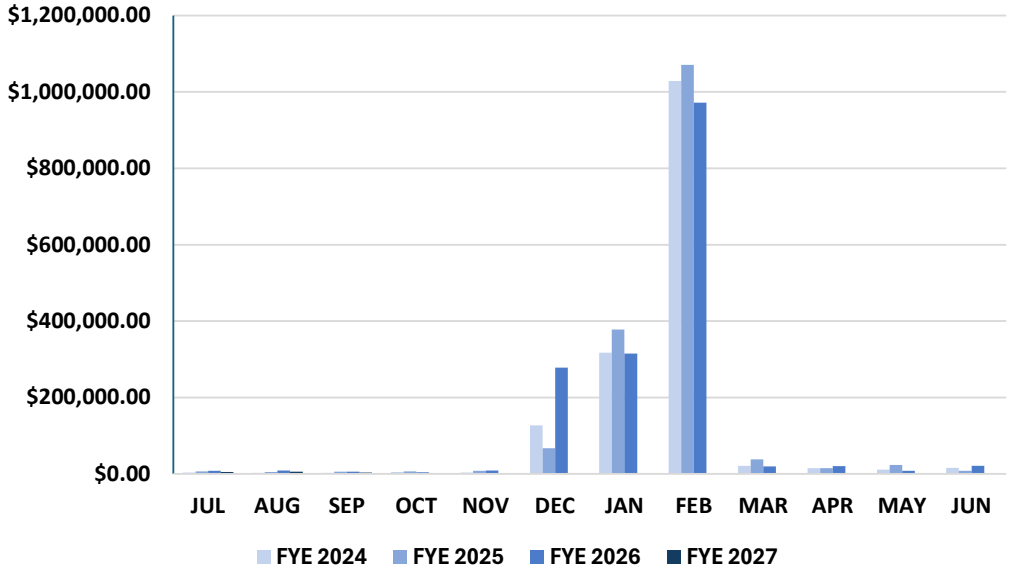
SPECIAL REVENUE - OVERVIEW OF DEBT

H&A TAX REVENUE REFUNDING AND IMPROVEMENT BOND	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made in FYE 2027	Amount Still Due in FYE 2027 (Principal & Interest)
2021 Revenue Bond	6/30/2036	$14,155,000	$11,040,000.00	$213,458.34	$2,454,770.91

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	$100,075.01	$37,979.17	$223.56 Interest Earned	$138,277.74
US Bank - Principal Account	$603,783.22	$68,750.00	$1,578.26 Interest Earned	$674,111.48
US Bank - Construction Fund	$0.00	$0.00	$0.00 Interest Earned	$0.00

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF REVENUE

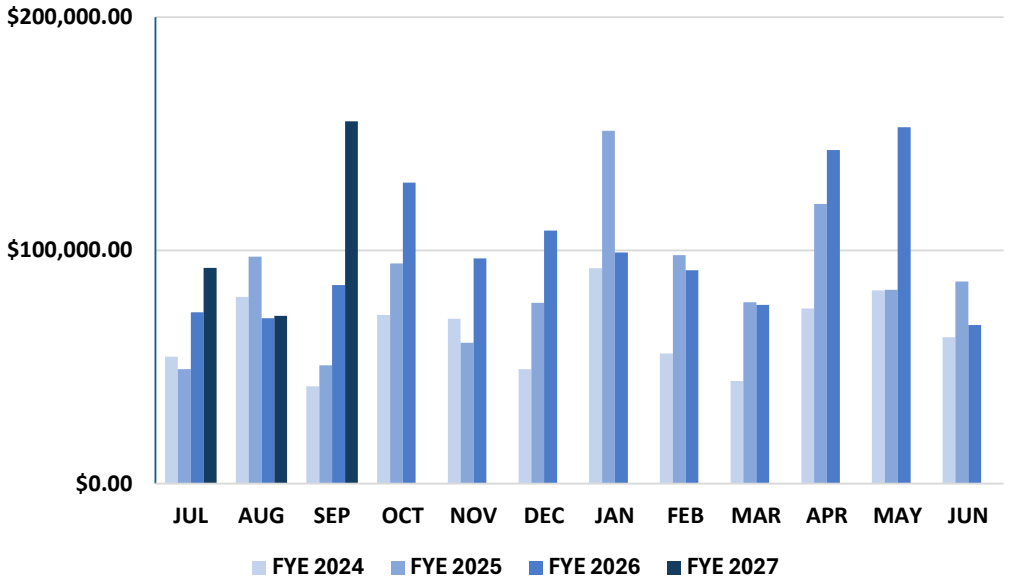


FYE 2026	Revenue	FYE 2027	Revenue
Jul-25	$9,131.00	Jul-26	$5,181.79
Aug-25	$6,644.75	Aug-26	$5,486.62
Sep-25	$4,976.92	Sep-26	$3,131.25
Oct-25	$4,813.67	Oct-26	
Nov-25	$10,636.34	Nov-26	
Dec-25	$301,164.43	Dec-26	
Jan-26	$1,082,327.00	Jan-27	
Feb-26	$210,215.34	Feb-27	
Mar-26	$22,331.36	Mar-27	
Apr-26	$16,533.07	Apr-27	
May-26	$6,695.60	May-27	
Jun-26	$10,851.99	Jun-27	
YTD	$1,686,321.47	YTD	$13,799.66
% of Budget	101%	% of Budget	1%
Budget	$1,673,000.00	Budget	$2,033,000.00

PW Enterprise Fund - Fiscal Year Revenue Comparison
As of September 2026

FYE – 2026	*FYE – 2027*	*$ Difference*	*% Increase/Decrease*
$20,752.67	*$13,799.66*	*($6,953.01)*	*-34% Decrease*

PUBLIC WORKS ENTERPRISE FUND – OVERVIEW OF EXPENDITURES



FYE 2026	Expenditures	FYE 2027	Expenditures
Jul-25	$94,630.17	Jul-26	$92,546.67
Aug-25	$70,857.56	Aug-26	$71,982.50
Sep-25	$85,105.92	Sep-26	$155,331.17
Oct-25	$129,009.39	Oct-26	
Nov-25	$96,556.16	Nov-26	
Dec-25	$108,477.69	Dec-26	
Jan-26	$99,134.50	Jan-27	
Feb-26	$91,462.83	Feb-27	
Mar-26	$76,677.56	Mar-27	
Apr-26	$143,078.78	Apr-27	
May-26	$152,803.79	May-27	
Jun-26	$67,984.71	Jun-27	
YTD	$1,215,779.06	YTD	$319,860.34
% of Budget	86%	% of Budget	22%
Budget	$1,409,165.00	Budget	$1,433,147.00

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

FYE – 2026	FYE – 2027	$ Difference	% Increase/Decrease
$250,593.65	$319,860.34	$69,266.69	28% Increase

Cash on Hand as of September 30, 2026:
$1,400,750.20

Preliminary Budget Report (September 30th)

Account	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
Mayor/Council	$163,225.00	$34,691.61		$128,533.39	79%
Administration					
Administration	$4,910,565.00	$1,047,767.77	$4,800.00	$3,857,997.23	79%
***Streetscape Project*	$7,700,000	*$246,675.28*		$7,453,324.72	97%
Court	$395,100.00	$79,886.06		$315,213.94	80%
Police					
Police	$7,450,050.00	$1,752,615.45	$36,726.41	$5,660,708.14	76%
Dispatch	$845,762.00	$192,348.22		$653,413.78	77%
Fire	$10,725,000.00	$2,378,439.93	$300,000.00	$8,046,560.07	75%
Public Works					
Public Works	$3,578,450.00	$608,963.52	$70,733.41	$2,898,753.07	81%
Sewer	$1,619,500.00	$236,654.67		$1,382,845.33	85%
Garage	$435,600.00	$80,870.80	$ 6,199.94	$348,529.26	80%
Recreation					
Recreation	$2,379,750.00	$416,074.66	$17,690.68	$1,945,984.66	82%
Heritage Park	$1,282,035.00	$339,670.93	$47,985.79	$894,378.28	70%
Amphitheater	$53,000.00	$15,562.90		$37,437.10	71%
Special Revenue	$861,031.00	$206,973.33	$80,445.74	$573,611.93	67%
PW Enterprise Fund	$1,433,147.00	$319,860.34		$1,113,286.66	78%

Department	Purchase Order Number	Purchase Order Date	Vendor	Description	Purchase Order Total	Status
Public Works	1000409	7/14/2026	Infrastructure Solutions	Leaf Truck	$241,301.08	Complete
Public Works	1000410	7/14/2026	K-Tech	Equipment	$49,307.95	Complete
Public Works	1000411	7/14/2026	Landscapers Supply Inc	Landscaping Equipment	$64,494.64	Complete
Public Works	1000412	7/14/2026	Amick Equipment Co	Equipment	$357,059.26	Complete
Public Works	1000413	7/14/2026	Esri	Software Subscription	$9,624.80	Complete
Public Works	1000414	7/14/2026	Mr. Manhole	Sewer Manhole Equipment	$51,302.80	Complete
Fire	1000415	7/16/2026	Osi Federal Technologies	MDT Tablets	$6,479.99	Complete
Fire	1000416	7/16/2026	Arnold Roofing	Station 2 Roof Replacement	$23,544.78	Complete
Parks & Rec	1000417	7/20/2026	Landscapers Supply Inc	Mower	$15,646.65	Complete
Public Works	1000418	7/30/2026	Vertosoft	Asset Management Software	$150,868.12	Complete
Administration	1000419	7/30/2026	Vertosoft	New Financial/Budgeting Software	$149,974.59	Open
Parks & Rec	1000420	8/11/2026	Greenville Fence Sales	Fence Installation	$11,147.00	Open
Parks & Rec	1000421	8/11/2026	Gameon	Cheer Uniforms	$3,243.60	Open
Parks & Rec	100422	8/11/2026	Landscapers Supply Inc	Field Sprayer	$17,375.52	Open
Fire	1000423	8/11/2026	Proper International	Uniforms	$4,883.46	Open
Parks & Rec	1000424	8/11/2026	TSP	Field Groomer	$40,923.22	Open
Police	1000425	8/12/2026	SC Dept of Juvenile Justice	Juvenile Housing	$12,000.00	Open
Fire	1000426	8/17/2026	Proper International	Uniforms	$3,560.86	Open
Fire	1000427	8/17/2026	Amazon Capital Services	Projector	$2,362.74	Complete
Fire	1000428	8/19/2026	Proper International	Uniforms	$2,594.34	Complete
Public Works	1000429	8/19/2026	Ace Concrete Construction	Building Pads	$79,765.00	Complete
Parks & Rec	1000430	8/24/2026	Turf Tank	Field robot	$11,000.00	Open
Fire	1000431	8/25/2026	Spartan Fire & Emergency	2 Fire Trucks	$2,410,000.00	Open
Police	1000432	9/1/2026	Star EV	2 Golf Carts	$22,083.00	Complete
Public Works	1000433	9/2/2026	Grainger	Snow Plow	$3,450.02	Complete
Public Works	1000434	9/3/2026	Steel Buildings and Structures	Steel Building	$55,084.49	Open
Public Works	1000435	9/3/2026	Steel Buildings and Structures	Steel Building	$29,027.76	Open
Public Works	1000436	9/9/2026	Traffic Logix Coporation	Speed Humps	$38,211.94	Complete

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

City Administrator Report

Summary of Item/Purpose:

Monthly City Administrator Report

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☑ Report

Are supporting documents attached?

☑ Yes ☐ No

CITY ADMINISTRATOR'S REPORT

October 2026

Business License Program: Staff are working with the Municipal Association to increase the effectiveness and efficiency of the City's fee collection program.

CCNB Amphitheatre: Opry Entertainment Group is coordinating with staff on required capital investments in the facility.

Downtown Revitalization and Streetscape: CoTransCo and Thrift continue to conduct weekly coordination meetings with utility providers. Staff continue to work with both firms, Genessee & Wyoming Railroad, and Duke Energy on the utility undergrounding project along the old city hall site.

Financial Services: Staff are coordinating with Synovus/Pinnacle to create and transfer accounts to their banking platform. Key benefits will include an improved cybersecurity platform and higher interest rates for all accounts.

Hurricane Helene Recovery and Stormwater Remediation: Staff continue to work with ICF, FEMA, and SCEMD to secure reimbursement of storm cleanup expenditures. Additionally, Staff should select the preferred vendor/s for the permitting and design of culvert projects in Poinsettia and Forest Park by the end of the month.

Municipal Complex: DP3 has designed two options to mitigate acoustic issues in council chambers. Staff will provide additional information to Council as soon as it becomes available.

Municipal Tax Relief Act: The final ballot question, project list, and accompanying map for the November 3 ballot are available for review at: www.simpsonville.com/streets

Short-Term Rental Program: Staff are considering various options to improve hospitality tax collections from short-term rental properties in the city.

Simpsonville City Park: Staff are planning for the holiday season events at City Park, including a tree lighting ceremony, Christmas market, and lighted holiday stroll through the park.

No Update from Previous Month: *Documents and Records, Harrison Bridge Road Corridor, Heritage Park Events, Impact Fee Study, Liberty Park, Recodification, Swamp Rabbit Trail Phase 2, Road Resurfacing*

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Justin Campbell

Department: Administration

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Ordinance O-2026-09

Summary of Item/Purpose:

Ordinance O-2026-09, a proposed ordinance to issue a fiber franchise agreement to applicant South Carolina Telecommunications Group Holdings, LLC d/b/a Segra Fiber

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☐
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☑ Item requested by 3rd party

Are supporting documents attached?

☑ Yes ☐ No

SEPARATE ATTACHMENT

FRANCHISE AGREEMENT

The Segra Franchise Agreement is provided as a separate attachment to this packet.

ORDINANCE NUMBER 2026-09

AN ORDINANCE AUTHORIZING A FRANCHISE AGREEMENT WITH SOUTH CAROLINA TELECOMMUNICATIONS GROUP HOLDINGS, LLC DBA SEGRA

WHEREAS, South Carolina Telecommunications Group Holdings, LLC ("Franchisee") seeks to enter into a Franchise Agreement with the City of Simpsonville (the "City") to allow Franchisee to install, operate, use, maintain, repair, replace, upgrade and remove telecommunications facilities in the City owned right-of-way pursuant to the plans, terms, and conditions set forth in the Franchise Agreement attached hereto as **Exhibit "A"**; and,

WHEREAS, Franchisee is considered a telecommunications company pursuant to the definition under Section 58-9-2200 of the Code of Laws of South Carolina ("Code"); and,

WHEREAS, Franchisee holds a certificate of public convenience and necessity granted by the Public Service Commission of the State of South Carolina; and,

WHEREAS, the City is required by S.C. Code § 58-9-2230 and Section 153 (2) of Title 47 of the U.S. Code to manage its public rights-of-way on a competitively neutral and nondiscriminatory basis and is entitled to impose a fair and reasonable franchise or consent fee on a telecommunications company, or an administrative fee upon a telecommunications company that is not subject to the franchise or consent fee, for the use of the public streets and public property on a nondiscriminatory basis, to provide telecommunications services unless the telecommunications company has an existing contractual, constitutional, statutory, or other right to contract or operate in the public streets and public property, in amounts not to exceed the amounts specified in said Section 58-9-2230; and,

WHEREAS, pursuant to Section 2-93 of the City of Simpsonville Code of Ordinances, notice of this ordinance granting a franchise right was timely published a notice in the *Greenville News*, a newspaper of general circulation in the City of Simpsonville stating the nature of the requested franchise; and,

WHEREAS, the purpose of this franchise is to allow Franchisee the right to install, operate, use, maintain, upgrade, repair, replace and remove telecommunication services as contemplated by the Franchise Agreement attached hereto as **Exhibit "A;"** and,

WHEREAS, the City of Simpsonville desires to enter into the Franchise Agreement attached hereto as **Exhibit "A",** the terms of which are incorporated herein as is set forth verbatim; and,

WHEREAS, pursuant to S.C. Code § 5-7-260, the grant, renewal, or extension of a franchise shall be made by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interests of the City of Simpsonville to enter into the Franchise Agreement attached hereto as **Exhibit "A"**.

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

Section 1. That the Mayor or City Administrator is hereby authorized, empowered and directed to execute acknowledge and deliver the Franchise Agreement attached hereto as **Exhibit "A".**

Section 2: Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3: This Ordinance shall be effective upon second and final reading.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____
Paul Shewmaker, Mayor

ATTEST:

_____
Justin Campbell, City Clerk

First Reading: September 8, 2026
Second and Final Reading: _____, 2026

Approved as to Form:

_____
Daniel R. Hughes, City Attorney

Ordinance O-2026-09 | Segra Fiber

EXHIBIT A



SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tim Pinkerton

Department: City Council

Date Submitted: 10/21/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Ordinance O-2026-13, a proposed ordinance to add the position of City Prosecutor to the Code of Ordinances

Summary of Item/Purpose:

The proposed ordinance adds Sections 2-223 and 2-224 to address the appointment, term, qualifications, duties and compensation of a City Prosecutor. The prosecutor would handle criminal prosecutions for the City and provide legal advice to the Police Department in criminal matters upon request. The ordinance provides for service under a written agreement or at the pleasure of Council, agreed compensation, and membership in the South Carolina Bar in good standing.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☑
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES BY ADDING SECTION 2-223 AND SECTION 2-224 RELATING TO THE APPOINTMENT, TERM, QUALIFICATION, DUTIES, AND COMPENSATION OF A CITY PROSECUTOR.

WHEREAS, under S.C. Code Ann. §§ 5-7-30 and 5-7-230, the City Council of the City of Simpsonville (the "Council") is authorized to enact ordinances for the good government of the City of Simpsonville, South Carolina (the "City") and to appoint legal counsel for the City; and

WHEREAS, the City Council desires to amend Chapter 2 of the Code of Ordinances to authorize the appointment of a City Prosecutor and to establish the prosecutor's term, qualifications, duties, and compensation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Simpsonville, South Carolina, in Council duly assembled, and by the authority thereof:

Section 1. Findings. The recitals set forth above are adopted by the City Council as findings in support of this Ordinance and are incorporated herein by reference.

Section 2. Code Amendment. Chapter 2 of the Code of Ordinances of the City of Simpsonville is hereby amended by adding two new sections, to be codified in the same article and division of Chapter 2 as Sections 2-221 and 2-222 relating to the City Attorney, to read as follows:

> **"*Sec. 2-223. City prosecutor; appointment; term; qualification*.**
>
> The council may appoint an attorney to serve as the city prosecutor. The city prosecutor shall serve as contemplated by a written contractual arrangement with the city or, if no written contractual arrangement is made, at the pleasure of the council. Any lawyer or lawyers rendering services as city prosecutor shall be a member of the South Carolina Bar in good standing.
>
> ***Sec. 2-224. City prosecutor; duties and compensation.***
>
> The city prosecutor shall provide solely for the prosecution of criminal offenses in the city and shall provide legal advice for the police department in criminal matters upon request. The city prosecutor shall be compensated in such manner as the city and the city prosecutor shall agree."

Section 3. Codification. The sections adopted by Section 2 of this Ordinance shall be incorporated into the Code of Ordinances of the City of Simpsonville. The codifier is authorized to renumber the new sections and to make such nonsubstantive changes in section numbers, catchlines, and cross-references as are necessary to incorporate these provisions into the Code, provided that no such change shall alter the substance of this Ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Repeal of Conflicting Provisions. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict. Nothing in this Ordinance shall be construed to limit or diminish the duties of the City Attorney under Sections 2-221 and 2-222 of the Code of Ordinances, except to the extent necessary to give effect to the City Prosecutor's responsibility for the prosecution of criminal offenses in the City and for the provision of legal advice to the Police Department in criminal matters.

Section 6. Effective Date. This Ordinance shall take effect and be in force immediately upon its adoption by the City Council on second and final reading, following two readings at two separate meetings as required by law.

APPROVED AND ADOPTED by the City Council of the City of Simpsonville, South Carolina, this _____ day of _____, 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

ATTEST:

_____
Paul Shewmaker, Mayor

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Sherry Roche

Department: City Council

Date Submitted: 09/28/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

a proposed ordinance to prohibit the use of automatic license plate reader (ALPR) camera technology by the City of Simpsonville in city limits and direct termination of the City's ALPR contracts in accordance with their terms

Summary of Item/Purpose:

The proposed ordinance would discontinue the City's acquisition, installation, operation and use of ALPR technology. It would direct the City Administrator or designee to terminate the City's ALPR contracts in accordance with their terms and arrange for deactivation and removal of the technology. Exceptions apply for winddown, contract termination and actions required by law.

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, PROHIBITING THE USE OF AUTOMATIC LICENSE PLATE READER (ALPR) CAMERA TECHNOLOGY BY THE CITY AND ITS DEPARTMENTS AND DIRECTING THE TERMINATION OF ALL CONTRACTS FOR SUCH TECHNOLOGY IN ACCORDANCE WITH THEIR TERMS.

WHEREAS, the City of Simpsonville, South Carolina (the "***City***") is a municipal corporation organized under the laws of the State of South Carolina; and

WHEREAS, the City, through its departments, has deployed or contracted for the deployment of automatic license plate reader camera technology, including any camera, sensor, device, software, or service, whether fixed or mobile, that automatically captures, photographs, scans, reads, or records motor vehicle license plates ("***ALPR Technology***"); and

WHEREAS, the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City, recognizes the importance of evaluating technologies employed by the City to ensure that their use appropriately balances public safety, individual privacy, accountability, responsible stewardship of public resources, and the protection of individual liberties; and

WHEREAS, the City Council has determined that discontinuing the City's use of automatic license plate reader camera technology, and terminating the contracts under which such technology is provided, serves the public welfare and the good government of the City; and

WHEREAS, each agreement or contract under which the City obtained ALPR Technology (each, an "***ALPR Contract***") contains provisions governing termination, and the City Council intends that each be terminated in accordance with its applicable terms and procedures.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, ORDAINS:

Section 1. Findings and Purpose. The City Council adopts the foregoing recitals as its findings of fact. The purpose of this Ordinance is to discontinue the City's acquisition, installation, operation, and use of ALPR Technology and to direct the orderly termination, in accordance with their respective terms, of all ALPR Contracts.

Section 2. Prohibition on Use of ALPR Technology. Effective on the effective date of this Ordinance, the City shall cease all use and operation of ALPR Technology and shall not acquire, install, operate, use, or contract for ALPR Technology, except as strictly necessary to carry out the winddown and contract termination directives of this Ordinance or as otherwise required by law.

Section 3. Termination of Existing ALPR Contracts. The City Administrator or the Administrator's designee is directed and authorized to terminate each ALPR Contract in accordance with its terms. The City Administrator or designee may execute and deliver all notices and documents reasonably necessary to effect the terminations and arrange for the deactivation and removal of ALPR Technology.

Section 4. Repeal of Conflicting Provisions. All ordinances and resolutions, and parts of ordinances and resolutions, in conflict with this Ordinance, are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 6. Effective Date. This Ordinance takes effect immediately upon its adoption.

APPROVED AND ADOPTED this [DATE] day of [MONTH], [YEAR].

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____
Paul Shewmaker, Mayor

ATTEST:

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Paul Shewmaker

Department: City Council

Date Submitted: 10/02/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Ordinance O-2026-15, a proposed ordinance to amend Chapter 16 of the Code of Ordinances to comply with new election laws made effective January 1, 2027

Summary of Item/Purpose:

See attachment

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE O-2026-15

Agenda Item Submission Memorandum - Attachment

Summary of the submitted ordinance

The proposed ordinance amends Chapter 16 of the City of Simpsonville Code of Ordinances to conform its municipal election provisions to state law, including Act No. 213 of 2026 (H.3556). The ordinance takes effect January 1, 2027.

1. Nonpartisan election and runoff method. Section 16-5(a) expressly states the City's use of the nonpartisan election and runoff method described in the ordinance.

2. Certification of election results. Section 16-1(d) requires certification of official results no later than three days following the election.

3. Service while an election contest is pending. Section 16-7(b) permits a candidate declared elected by certification to take the oath and perform the duties of office while a contest is pending, unless a court of competent jurisdiction directs otherwise.

Provisions left unchanged. The ordinance states that the general election date, candidate filing period and filing fee, terms of office, nonpartisan format, ward structure, public notice requirement, commencement of terms, two-week runoff and municipal election commission require no amendment. All other Chapter 16 provisions remain in effect.

Source: Ordinance O-2026-15, Sections 1-6, supplied for the October 27, 2026 Committee of the Whole meeting.

ORDINANCE O-2026-15

AN ORDINANCE TO AMEND CHAPTER 16 OF THE CITY OF SIMPSONVILLE'S CODE OF ORDINANCES TO CONFORM ITS MUNICIPAL ELECTION PROVISIONS TO STATE LAW, INCLUDING ACT NO. 213 OF 2026 (H.3556).

NOW, THEREFORE, BE IT ORDAINED by the City Council (the "***Council***") of the City of Simpsonville, South Carolina (the "***City***"), as follows:

Section 1. Findings of Fact.

(a) South Carolina Act No. 213 of 2026 (H.3556) (the "***Act***"), ratified on May 14, 2026, and signed by the Governor of South Carolina on May 19, 2026, amends Title 5, Chapter 15 and Title 7 of the Code of Laws of South Carolina 1976, as amended (the "***S.C. Code***"); and

(b) The Council has reviewed Chapter 16 of the City's Code of Ordinances against the Act and applicable State law and finds Chapter 16 to be substantially in conformity. The general election date, the candidate filing period and filing fee, the terms of office, the nonpartisan election format, the ward structure, the public notice requirement, the commencement of terms, the two-week runoff, and the municipal election commission each remain valid and require no amendment.

(c) This Ordinance makes three amendments to Chapter 16:

(i) Section 5-15-60 of the S.C. Code provides that each municipality shall adopt by ordinance its method of nominating candidates for, and determining the results of, its nonpartisan elections. The City conducts its elections by the nonpartisan election and runoff method prescribed in Section 5-15-62 of the S.C. Code, and this Ordinance sets out that method expressly in Section 16-5(a).

(ii) Section 5-15-100 of the S.C. Code, as amended by the Act, requires the municipal election commission to certify official results not later than three days following the election. This Ordinance conforms Section 16-1(d) to that requirement.

(iii) Section 5-15-120(C) of the S.C. Code, as added by the Act, provides that a candidate declared elected by certification may take office and serve while an election contest is pending, unless a court of competent jurisdiction directs otherwise. This Ordinance conforms Section 16-7(b) to that provision.

Section 2. Statement of Nonpartisan Election and Runoff Method. As required by Section 5-15-60 of the S.C. Code, the City states and confirms that it nominates candidates for, and determines the results of, its nonpartisan elections by the nonpartisan election and runoff method prescribed in Section 5-15-62 of the S.C. Code. Section 16-5(a) of the City's Code of Ordinances is amended to read as follows (new language underlined):

(a) All regular and special elections for the offices of mayor and council members shall be nonpartisan general elections pursuant to state law. <u>In accordance with S.C. Code § 5-15-60, the city adopts the nonpartisan election and runoff method of nominating candidates for, and determining the results of, its nonpartisan elections, as prescribed by S.C. Code § 5-15-62</u>.

Section 3. Certification of Results. To conform Chapter 16 to Section 5-15-100 of the S.C. Code, as amended by the Act, Section 16-1(d) of the City's Code of Ordinances is amended to read as follows (new language underlined; deleted language struck through):

(d) The city election commission will meet at the county election commission office to hear any challenged ballots and to certify the official results ~~on Thursday at 11:00 a.m.~~ following the election. In all events, the commission shall certify the official results not later than three days following the election, as required by S.C. Code § 5-15-100.

Section 4. Service Pending an Election Contest. To conform Chapter 16 to Section 5-15-120(C) of the S.C. Code, as added by the Act, Section 16-7(b) of the City's Code of Ordinances is amended to read as follows (new language underlined; deleted language struck through); subsections (a) and (c) of Section 16-7 remain unchanged:

(b) ~~In the event that the results of the election are contested in accordance with law, the incumbent who fills the contested office shall hold over until the contest is finally determined.~~ A candidate who is declared elected by certification of the election results may take the oath of office and perform the duties of the office while an election contest is pending, unless a court of competent jurisdiction directs otherwise, as provided by S.C. Code § 5-15-120.

Section 5. Codification. The City Clerk and the official codifier are directed to incorporate the amendments in Sections 2, 3, and 4 into Chapter 16 and to make any conforming changes to section numbering and cross-references necessary to effectuate this Ordinance. All other provisions of Chapter 16 remain in full force and effect.

Section 6. Repealer; Severability; Effective Date. All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of the inconsistency. If any portion of this Ordinance is held invalid, the remaining portions are not affected. This Ordinance takes effect January 1, 2027.

AND IT IS SO ORDAINED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

ATTEST:

_____
Paul Shewmaker, Mayor

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Paul Shewmaker

Department: City Council

Date Submitted: 10/20/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Ordinance O-2026-16 Rules for Individual Council Member Access to City Attorney

Summary of Item/Purpose:

All powers of Council lie in its action as a body. Council members acting as individuals have no authority over personnel or city affairs, nor may they bind the City in any way. The proposed ordinance makes rules that govern the interaction of individual council members with the city attorney. The intent is to include council in all substantive responses and work product generated by the city attorney as a result of an individual council member request, and to limit excessive billable hours without the approval of Council as a body.

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☑
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ORDINANCE NO. O-2026-16

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, DIVISION 4, CITY ATTORNEY, SO AS TO ADD SECTION 2-224 ESTABLISHING PROCEDURES FOR COMMUNICATIONS WITH THE CITY ATTORNEY AND REQUESTS FOR LEGAL SERVICES BY INDIVIDUAL COUNCIL MEMBERS

WHEREAS, the Council for the City of Simpsonville appoints a city attorney pursuant to state law; and

WHEREAS, the council is authorized to determine its own rules and order of business, provided those rules do not conflict with the general laws of the State; and

WHEREAS, the council finds it appropriate to clarify that the city attorney represents the City and the City Council as a body, and to establish procedures for individual council member requests for legal services in order to promote efficiency, consistency, transparency, and appropriate use of municipal legal resources;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Simpsonville, South Carolina, in meeting duly assembled, as follows:

Section 1. – Division 4 of Chapter 2 of the Code of Ordinances of the City of Simpsonville is hereby amended by adding a new Section 2-224 to read as follows:

Sec. 2-224. – Communications with city attorney; requests for legal services by individual council members.

(a) Representation of the client.
The city attorney serves as legal counsel to the City of Simpsonville and to the city council as a body in matters of municipal business. The city attorney does not represent individual council members as separate clients by virtue of their office. Individual council members shall make requests for legal services with the understanding that the city attorney represents the interests of the City and the council as a whole.

(b) Routing of communications through city administrator.
Except as otherwise provided in this section, all communications from an individual council member to the city attorney requesting legal advice, legal research, drafting, review, analysis, or other legal services concerning city business shall be routed through the city administrator.

(c) Safety valve for matters involving city administrator.
If an individual council member seeks consultation with the city attorney regarding the conduct, actions, performance, or potential misconduct of the city administrator, the matter shall be referred to the council as a whole by requesting placement on a council agenda. If the subject is one that may lawfully be discussed in executive session under applicable law, the matter may be taken up by council in executive session. Unless otherwise directed by council and permitted by law, the city administrator shall be present for such discussion.

(d) Responses shared with full council.
Any substantive response, whether oral or written, from the city attorney arising from a request by an individual council member concerning city business shall be shared with all members of council.

(e) Requests expected to exceed two billable hours.
Any request by an individual council member that will result in more than two billable hours of attorney time shall be referred to the council as a whole. This shall be done by submission of an agenda item for council consideration before the work proceeds further. If the subject matter qualifies for executive session under applicable law, council may consider the request in executive session in accordance with law.

(f) Cumulative requests on same topic.
For purposes of subsection (e), multiple communications, follow-up requests, supplemental requests, or revised requests concerning the same topic or substantially related subject matter shall be considered cumulatively. If such communications have resulted in, or are reasonably expected to result in, cumulative billable attorney time in excess of two hours, the matter shall be referred to the council as a whole through the agenda process before additional work proceeds.

(g) No circumvention.
No individual council member shall divide a request into multiple parts or engage in multiple related communications for the purpose of avoiding the requirements of this section.

(h) Council authority preserved.
Nothing in this section shall prevent the city council, acting as a body, from directing the city attorney to provide legal advice, legal services, research, drafting, or opinions on any matter of city business.

(i) Construction.
This section shall be interpreted and applied in a manner consistent with applicable state law governing municipal procedure, public meetings, and executive session.

Section 2. – Sections not amended or utilized.

Sections 2-221 and 2-222 are not amended by this Ordinance and shall remain in full force and effect.

Section 2-223 is reserved due to pending Council action.

Section 3. – Repealer.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. – Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. – Codification.

Upon adoption, this Ordinance shall be codified as Section 2-224 of the Code of Ordinances of the City of Simpsonville, South Carolina, and the city's codifier may make such nonsubstantive changes as are necessary for numbering, formatting, style, and internal consistency.

Section 6. – Effective date.

This Ordinance shall take effect upon adoption as provided by law.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____ Date: _____

Paul Shewmaker, Mayor

ATTEST:

_____ Date: _____

Justin Lee Campbell, City Clerk

APPROVED AS TO FORM:

_____ Date: _____

City Attorney

First Reading: _____, 2026

Second & Final Reading: _____, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 10/16/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

TX-2026-01

Summary of Item/Purpose:

a proposed ordinance to adopt text amendments to Land Development Regulations

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

SEPARATE ATTACHMENT

LAND DEVELOPMENT REGULATIONS AMENDMENTS

The Land Development Regulations amendments (Exhibit A) are provided as a separate attachment to this packet.

Simpsonville Planning Department
Planning & Economic Development Director
Jon Derby

AGENDA ITEM

To: City Council Committee of the Whole

Meeting Date: 10/27/2026

Agenda Item: Misc. Refinements to the Land Development Regulations

Subject: TX-2026-01 Misc. Refinements to the LDR

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

As technology, development practices, and regulatory requirements have evolved in recent years, the City of Simpsonville's Land Development Regulations have not kept pace with the changes necessary to address the City's current and future needs. City staff has worked collaboratively with the Public Works, Fire, and Planning Departments to review and update the regulations to ensure that appropriate references, design standards, policies, and assurance requirements are incorporated.

These updates are intended to strengthen the City's development standards, promote consistency and quality in new development, and support the continued enhancement of Simpsonville's overall quality of life. By maintaining thoughtful and forward-looking regulations, the City can continue to foster an environment where people are proud to work, live, and play.

Section(s)	Amendment	Reason
Table of Contents	Added and removal of titling	Replaced exhibits and or examples
Article 1	Corrections regarding procedure & Amendment list.	Updated amendment list for more clarity
Article 2	Definitions	Added subdivision standard definitions
Article 3	3.2, and 3.3	Updated preliminary & approved plan requirements

TX-2026-01

Article 4	4.1, 4.2, & 4.3 Plat procedures	Update procedure to Summary Approval plats, specifications for Simple and exempt plats
Article 5	5.1 Final Approval	Updated procedure to Final Approved procedures
Article 6	6.1-6.5 Bonds & SAC	Updated Bond forms and SAC notifications
Article 7	7.2 & 7.2 Water & Sewage Supply	Updated the proper authority
Article 8	Road Classification & Design	Updated standards for public & private roads, new diagrams & charts
Article 9	Traffic Islands Design	Updated Design standards & diagrams
Article 10	Construction Standards	Updated Construction designs for Public roads & infrastructure to include roadway, curbing, & drainage
Article 11	General Subdivision Standards	New illustrations, sidewalk & mailbox details, access and stubouts requirements, Traffic Study, and pet waste requirements.

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

Planning Commission Review

The Simpsonville Planning Commission reviewed the request for amending sections of the LDR at their October 6, 2026 meeting. Staff went through every page of the LDR explaining the history and changes proposed. Commission members inquired on the changes to administrative authority, the proposal to requiring traffic studies, and bonding procedures. Commissioners requested that Section 11.9 Traffic Impact be amended to provide discretion to the Planning Director for requiring the study. This change in text is shown in Red on page 11:11.

By a vote of 6-0, the Planning Commission recommended approval of the amendments as presented in TX-2026-01.

TX-2026-01

Staff Comments

Staff has worked diligently with our Public Work department and our City engineer to modify and streamline the regulations within our LDR. These standards are consistent with other municipality regulations and are considered the best management practices.

Ordinance TX-2026-01 CITY OF SIMPSONVILLE, SOUTH CAROLINA

AN ORDINANCE TO AMEND LANGUAGE WITHIN ARTICLE 1-11, INCLUDING EXHIBITS & REFERNCES OF THE CITY OF SIMPSONVILLE LAND DEVELOPMENT REGULATION

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

WHEREAS, the South Carolina Local Government Comprehensive Planning Act, Section 6.29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the City of Simpsonville to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and,

WHEREAS, the City of Simpsonville Planning Commission has reviewed the proposed amendments to Land Development Regulation in its entirety (Exhibit A), to encompass Articles 1-11 and has recommended for the Simpsonville City Council to adopt the amendments proposed herein; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the amendments contained herein at a public hearing on October 6, 2026 after due notice for the purpose of considering the proposed amendments to the City of Simpsonville Land Development Regulations; and,

WHEREAS, the City has determined that Articles 1-11 of the City of Simpsonville Land Development Regulation should be amended to correctly reference the proper agency responsible for administering these regulations, higher construction design standards for roadways, stormwater infrastructure, & sidewalks, require more access to residential developments and parking standards, acceptance of infrastructure through stricter bonding procedures for the City; and,

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, 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 Ordinance that have been skipped and remain unchanged.*

Section 1. That Articles 1-11, Exhibits, and References of the City of Simpsonville Land Development are hereby amended as follows:

Land Development Regulation (See Attached)

Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

ATTEST:

_____
City Attorney

_____
Justin Campbell
City Clerk

FIRST READING: November 10, 2026
SECOND READING: December 8, 2026

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 10/15/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

TX-2026-02

Summary of Item/Purpose:

a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☑
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

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: 10/27/2026

Agenda Item: Misc. Refinements to the Zoning Ordinance

Subject: TX-2026-02 Misc. Refinements

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

From time-to-time staff & City Council discover areas of the Zoning Ordinance that may need some refinement. Staff is requesting changes to the sections listed below.

Section(s)	Amendment	Reason
~~**3.2.1**~~	~~Bed & Breakfast-Inn, lot standard~~	~~Reduce the size of the lot requirement to improve more availability. Current size of 1 acre has restricted several opportunities in the City.~~
4.5.5	Guest Parking in new residential development	Requiring additional parking to accommodate families and guest, while avoiding on-street parking. An issue our waste collection vehicles and fire trucks have endured over time.
4.10.6(A)	Wall Signage installation	To require a more aesthetically designed wall sign by removing visible conduit. This is a standard requirement, especially in vibrant downtowns.
4.10.6(D)(E)	Hanging Signs and awning Signs	Provide distinction between awning types and allowable awning signage.
7.13.4	Variance Criteria	To be in compliance with SC State Law, we are removing additional criteria D,E, G, & H.
8.3.8(H)	Sign Measurments	Providing illustration of awning types

TX-2026-02

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

Planning Commission Review

The Simpsonville Planning Commission reviewed the request to amend portions of the Zoning Ordinance at their October 6, 2026 meeting. The Commission expressed concerns about the potential for impact of reducing the lot size requirement for Bed-n-Breakfast, suggesting that this approach could be better handled through a Special Exception review process. This proposed amendment was tabled from the text amendment as a result. Language was added to include "*Recreational facility"* to the Amenity parking requirement.

By a vote of 6-0, the Planning Commission recommended approval of TX-2026-02.

Staff Comments

Staff recommends the above refinements for the reasons described in the above table.

Ordinance TX-2026-02 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, the City of Simpsonville has determined that amendments to its zoning ordinance are needed to allow for more parking standards within residential communities; reduce lot size for Bed-n-breakfast, to modify, align our criteria for variance request with that of SC State Law, and allow for more creativity with signage installation; and

WHEREAS, the City of Simpsonville has recognized the need for more parking availability within residential communities, to be consistent with the State requirements for variances, and the desire for a more aesthetically pleasing signage requirement; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the zoning amendments contained herein at a public hearing on October 6, 2026 after due notice for the purposes of considering the proposed amendments to the City of Simpsonville Zoning Ordinance.

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, 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 Ordinance that have been skipped and remain unchanged.*

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

~~**3.2.1 Bed and Breakfast Inn**~~

~~A. Standards~~

~~***~~

3. ~~The use shall be located on a single tract at least one~~ ½ ~~acre in size~~.

***

4.5 Parking

***

4.5.5 Table of Minimum Parking Ratios

Use	Minimum Parking Requirement
Residential Uses and Accommodations	
– ***	
– Dwelling, Accessory – Dwelling, Attached Single-Family – Dwelling, Detached Single-Family* – Dwelling, Multifamily	Two spaces per dwelling unit *Spaces must be accommodated in driveways; garages are excluded from this requirement.
– Guest Parking / Overflow Parking (Public Subdivisions with no Amenity) – Guest Parking / Overflow Parking (Public Subdivisions with Amenity)	One space per 5 dwelling units One space per 10 dwelling units
– Amenity Area (pool, playground, park)	One space per 100 square feet of water One space per 250 square feet of clubhouse/shelter One space per 2,000 square feet of play area/park/ recreational facility
– ***	***
Commercial Sales and Services	
– Brewpub, Beer/Wine – Micro-Distillery	One space per 200 square feet of seating area One space per 1000 square feet of production area and 1/200 for tasting areas
– ***	

***

4.10 Signage

***

4.10.6 Permissible Signs in Business Districts

***

A. Wall Signs

***

6. *Installation*. Where applicable, wall signs shall be securely attached to the building by appropriate metal supports such as bolts, anchors, supports, chains, guys or steel rods.

The use of Raceways, or other similar metal tubing, shall be prohibited.

***

D. Hanging Signs

***

4. *Sign placement.* No hanging sign shall hang from a~~n~~ traditional design awning or canopy. Hanging signs are only permitted on ground floors.

***

E. Awning or Canopy Signs

Signs on awnings or canopies, shall comply with the following standards:

1. *Maximum sign display area.* The combination of wall signs, projecting signs, hanging signs, and awning and canopy signs shall not exceed ten percent of the gross surface area of the façade on which the signage is installed. ~~Furthermore, a~~Awning and canopy signs shall be restricted to the valance area of traditional design ~~the~~ awning or canopy and shall not exceed 80 percent of the valance area. Signs installed on top of metal, cantilever design awnings or canopies, shall not exceed 24 inches in height and shall not exceed 80% of the length of the awning or canopy structure. Signs on top of cantilever design awnings or canopies shall be alphanumeric character or logos, with no sign background or cabinet.

***

3 *Sign placement*. No Sign shall project from or hang from a~~n~~ traditional design awning or canopy.

* Signs installed on fuel station or detached awnings and canopies, shall be limited to the valance area and not exceed 80% of the valance area. All awning and canopy signs are limited to ground floor locations

7.13 Variance

***

7.13.4 Application Review Criteria

The Board of Zoning Appeals shall only approve a Variance from a dimensional or site standard in an individual case of unnecessary hardship upon finding that all of the following standards are met:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

B. These conditions do not generally apply to other property in the vicinity, ~~particularly those in the same zoning district;~~

C. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property ~~in a manner consistent with others in the zoning district~~;

~~D. The need for the Variance is not the result of the Applicant's own actions;~~

~~E. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance;~~

~~F~~ D. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by the granting of the Variance;

~~G. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably; and~~

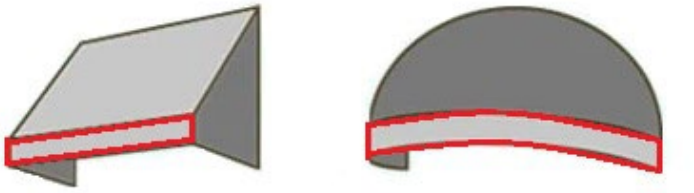
~~H. The Variance requested is the minimum Variance that will make possible the legal use of the land, building, or structure.~~

***

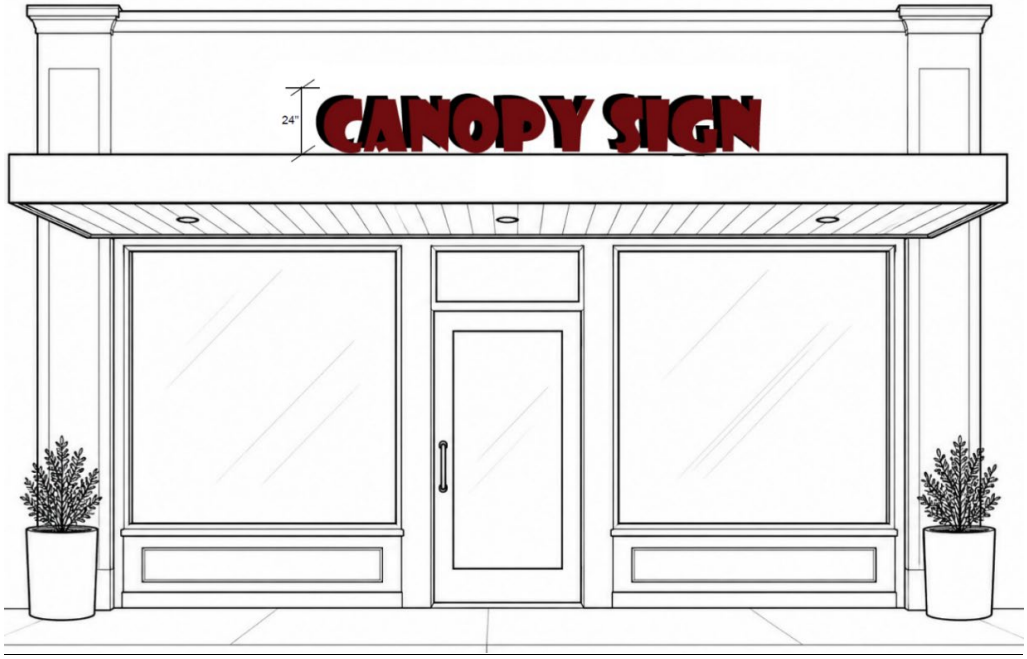
8.3.8 Sign Measurements

***

H. *Valance area*. The sign display area of a traditional design canopy or awning shall be limited to the valance area shown in red.



Signs erected on top of metal, cantilever design canopy or awnings shall be limited to 24 inches in height.



Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
Justin Campbell
City Clerk

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

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Jon Derby

Department: Planning

Date Submitted: 10/15/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

TX-2026-03

Summary of Item/Purpose:

a proposed ordinance to adopt miscellaneous refinements to the Zoning Ordinance

Action Requested of Council:

- Discussion Only ☐
- Move to Business Meeting ☑
- First Reading ☐
- Second Reading ☐
- Approval/Vote (e.g. resolutions) ☐
- Presentation ☐
- Proclamation ☐
- Other: ☐

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: 10/27/2026

Agenda Item: Misc. Refinements to the Zoning Ordinance

Subject: TX-2026-03 Misc. Refinements

Attachments: ☒Proposed Ordinance ☐Proposed Architecture Plan ☐Site Plan ☐Cover Letter ☐Consent Letter ☐Locations Maps ☐Petitions ☐Traffic Study ☐Renderings

Request

From time-to-time staff & City Council discover areas of the Zoning Ordinance that may need some refinement. Staff is requesting changes to the sections listed below.

Section(s)	Amendment	Reason
3.1.5	Table of Allowed Uses	To allow for Accessory Dwelling Units (ADU) in more zoning districts, specifically R-E & R-LO
3.3.4(A)	Dwelling Unit, Accessory (ADU)	Remove confusing language about "Appropriate use"
3.3.4(C)	Dwelling Unit, Accessory (ADU)	To allow ADU within residential districts by providing new standards. Staff has repeatedly received request for Mother-n-law suites over the years.
8.6	Description of Uses of Land and Buildings	The clarify the use as currently defined

Public Hearing Proceedings

A public hearing regarding the proposed amendments was conducted on October 6, 2026, before the body of the Simpsonville Planning Commission. There were no public comments.

TX-2026-03

Planning Commission Review

The Simpsonville Planning Commission reviewed the request to amend portions of the Zoning Ordinance at their October 6, 2026 meeting. Discussion from the Commission were positive for the proposal of allowing ADUs and recognized the current needs presented by staff. Language was added to criteria #4 referring to the size allowance.

By a vote of 6-0, the Planning Commission recommended approval of TX-2026-03.

Staff Comments

Staff recommends the above refinements for the reasons described in the above table.

Ordinance TX-2026-03 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, the City of Simpsonville has determined that amendments to its zoning ordinance are needed to allow for more housing options and dwelling flexibility; and

WHEREAS, the City of Simpsonville has recognized the need for "mother-n-law suites" and/or detached dwelling units which are clearly subordinate; and,

WHEREAS, the City of Simpsonville understands the growing need for families to live closer in proximity to one another; and,

WHEREAS, the City of Simpsonville Planning Commission recommended approval of the zoning amendments contained herein at a public hearing on October 6, 2026 after due notice for the purposes of considering the proposed amendments to the City of Simpsonville Zoning Ordinance.

WHEREAS, the Council, after considering all of the facts and circumstances surrounding the proposed amendments contained herein, 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 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**
Accessory Uses									
Dwelling Unit (ADU), Accessory	C	C	–	–	C	C	C	C	–

***

3.3 Accessory Uses / Structure Standards

***

3.3.4 Dwelling Unit (ADU), Accessory

A. ~~Except for appropriate live-work arrangements,~~ Accessory dwelling units may only be permitted on stories above the ground floor of non-residential buildings, in the B-U, B-L, & B-G zoning districts.

B. Shared walls and floors between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

C. Accessory dwelling units may only be permitted in R-E and R-Lo residential zoning districts, or residential lots exceeding 10,000 sq ft., when they meet the following criteria:

1. The property owner shall occupy either the principal dwelling or the accessory dwelling unit.

2. *Number of units.* Not more than one Accessory Dwelling Unit shall be allowed per lot.

3. An accessory dwelling unit may be permitted within an existing single single-family dwelling, attached to single family-dwelling, or provided as a detached accessory structure located in the rear yard.

4. Size of Accessory Unit. The accessory dwelling unit must be established in conjunction with and clearly subordinate to the principle dwelling unit in relations to size and height. When attached or within an existing residence, no accessory dwelling unit shall exceed 500 square feet or 25% of the gross floor area of the principal residence, whichever is greater. When detached, no accessory dwelling unit shall exceed 600 square feet or 50% of the gross floor area of the principal residence, or whichever is greater.

5. Density. Accessory dwelling units shall not count towards any applicable maximum residential density requirement.

6. Architectural Style. Accessory dwelling units shall be constructed with similar building materials as the principal structure. Accessory dwelling units visible from the public right of way shall, shall be constructed with at least 75% of the same building materials as the principal structure.

7. Driveway design. Unless the accessory dwelling unit is accessed from a rear alley, no additional driveways shall be permitted to serve the accessory dwelling unit separate from the existing driveway.

8. Parking. At least one off-street parking space shall be provided for an accessory dwelling.

9. Recreational vehicles, mobile homes, tractor trailers, or shipping containers shall not be used as accessory dwelling units.

10. All accessory dwelling units shall comply with all applicable development standards for principal dwelling units in the zoning district in which they are located, as well as all applicable building codes.

11. Ownership. Accessory dwelling units shall not be sold apart from the principal residence on the property. No lot shall be split after establishment of an accessory dwelling unit.

12. Modifications to existing structures. Conversion to existing accessory structures on site (garages, work buildings, etc.) are subject to the provisions of this Zoning Ordinance, as well as all applicable building codes.

***

8.6 Description of Uses of Land and Buildings

***

Dwelling Unit ADU, Accessory: A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling or other principal use on the same lot, and that ~~is~~ may be part of the same structure.

***

Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

ADOPTED this _____ day of _____, 2026.

SIGNATURE OF MAYOR:

_____
Paul Shewmaker

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
Justin Campbell
City Clerk

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

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 09/29/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Resolution R-2026-21

Summary of Item/Purpose:

a proposed resolution to approve the annual fair operating agreement with Event Coordinators, Inc.

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-21

A RESOLUTION APPROVING THE ANNUAL FAIR OPERATING AGREEMENT BETWEEN THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND EVENT COORDINATORS, INC., AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City of Simpsonville, South Carolina (the "***City***") in a meeting duly assembled, as follows:

Section 1 Findings. The Council makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(A) The City is a municipal corporation of the State of South Carolina (the "***State***") and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(B) The City desires to present an annual fair (the "***Annual Fair***") at the Meadow at Heritage Park, to be produced and operated by Event Coordinators, Inc. (the "***Fair Operator***") under an Annual Fair Operating Agreement (the "***Fair Agreement***"); and

(C) By separate action, the City Council has approved, or will approve, a First Amendment to the Amphitheatre Management Agreement, under which the Amphitheatre Manager consents to the City's use of the Meadow for the Annual Fair; and

(D) The City Council has reviewed the Fair Agreement and finds that presenting the Annual Fair serves a public purpose by providing a community event for the benefit of the City's residents, and that approval and execution of the Fair Agreement are in the best interest of the City.

Section 2 Approval of the Fair Agreement. The City Council approves the Annual Fair Operating Agreement between the City and the Fair Operator, in substantially the form presented to and reviewed by the City Council, together with such changes as may be approved by the City Administrator on the advice of the City Attorney. The City Administrator's execution and delivery of the Fair Agreement is conclusive evidence of that approval.

Section 3 Authorization to Execute and Deliver. The City Council authorizes and directs the City Administrator to execute and deliver the Fair Agreement on behalf of the City, and the City Clerk to attest the City Administrator's signature and affix the City's seal.

Section 4 Further Actions. The appropriate officials, officers, employees, and agents of the City are authorized and directed to take any further actions and to execute and deliver any further documents needed to carry out this Resolution and the Fair Agreement.

Section 5 Conflicting Resolutions Repealed. Any resolution, or part of a resolution, that conflicts with this Resolution is repealed to the extent of the conflict.

Section 6 Effective Date. This Resolution takes effect immediately upon its adoption.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

ATTEST:

_____
Paul Shewmaker, Mayor

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 09/29/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Resolution R-2026-22

Summary of Item/Purpose:

a proposed resolution to authorize First Amendment to the Amphitheatre Management Agreement with Simpsonville Amphitheatre, LLC d/b/a Opry Entertainment Group

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

RESOLUTION R-2026-22

A RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE AMPHITHEATRE MANAGEMENT AGREEMENT BETWEEN THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, AND SIMPSONVILLE AMPHITHEATRE, LLC, AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Simpsonville, South Carolina (the "***City Council***"), the governing body of the City of Simpsonville, South Carolina (the "***City***") in a meeting duly assembled, as follows:

Section 1 Findings. The Council makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(A) The City is a municipal corporation of the State of South Carolina (the "***State***") and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(B) The City and Simpsonville Amphitheatre, LLC (the "***Manager***") are parties to that certain Amphitheatre Management Agreement (the "***Management Agreement***"), concerning the management, operation, and promotion of the Amphitheatre at Heritage Park, located at 861 SE Main Street, Simpsonville, South Carolina 29681 (the "***Amphitheatre***"); and

(C) Under the Management Agreement, the Manager has certain rights to use the Meadow at Heritage Park (the "***Meadow***") for parking serving events at the Amphitheatre; and

(D) The City desires to present an annual fair (the "***Annual Fair***") in the Meadow, to be held annually beginning in 2027 on the dates and for the term set forth in the First Amendment described below, and to enter into a separate Annual Fair Operating Agreement with Event Coordinators, Inc. (the "***Fair Operator***") for the production and operation of the Annual Fair (the "***Fair Agreement***"); and

(E) The use of the Meadow for the Annual Fair will temporarily limit the Manager's ability to use the Meadow for Amphitheatre parking during the reserved fair periods, and the City therefore requires the Manager's consent to such use; and

(F) The City and the Manager have negotiated a First Amendment to the Amphitheatre Management Agreement (the "***First Amendment***"), which, among other things, reserves the Meadow for the Annual Fair during the reserved fair periods and temporarily suspends the Manager's parking rights in the Meadow to the extent necessary for the Annual Fair; and

(G) The City Council has reviewed the First Amendment and finds that its approval and execution are in the best interest of the City and its residents.

Section 2 Approval of First Amendment. The City Council hereby approves the First Amendment to the Amphitheatre Management Agreement between the City and the Manager, in substantially the form presented to and reviewed by the City Council, together with such changes as may be approved by the City Administrator on the advice of the City Attorney, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3 The City Administrator is hereby authorized and directed to execute and deliver the First Amendment on behalf of the City, and the City Clerk is hereby authorized and directed to attest the same and to affix the seal of the City thereto.

Section 4 The appropriate officials, officers, employees, and agents of the City are hereby authorized and directed to take all further actions and to execute and deliver all further documents and instruments as may be necessary or appropriate to carry out the intent of this Resolution and the First Amendment.

Section 5 All resolutions or parts of resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

Section 6 This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

_____
Paul Shewmaker, Mayor

ATTEST:

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

SIMPSONVILLE CITY COUNCIL: SUBMISSION OF AGENDA ITEM

Due by 12 p.m. on the Wednesday prior to the Council meeting

To: Tee Coker, City Administrator

Copy: Justin Campbell, City Clerk

From: Tee Coker

Department: Administration

Date Submitted: 09/01/2026

Please include the following item on the agenda for (date of meeting): 10/27/2026

Agenda Item Title:

Resolution R-2026-23

Summary of Item/Purpose:

a proposed resolution to adopt an Emergency Operations Plan

Action Requested of Council:

Discussion Only ☐
Move to Business Meeting ☑
First Reading ☐
Second Reading ☐
Approval/Vote (e.g. resolutions) ☐
Presentation ☐
Proclamation ☐
Other: ☐

Are supporting documents attached?

☑ Yes ☐ No

ITEM 10.K. | RESOLUTION R-2026-23

SEPARATE ATTACHMENT

EMERGENCY OPERATIONS PLAN

The full Emergency Operations Plan (Exhibit A) is provided as a separate attachment to this packet.

RESOLUTION NO. R-2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, ADOPTING THE CITY OF SIMPSONVILLE EMERGENCY OPERATIONS PLAN AND REVOKING ALL PRIOR EMERGENCY OPERATIONS PLANS.

WHEREAS, Chapter 1 of Title 25 of the Code of Laws of South Carolina, 1976, as amended, requires state, county, and municipal governments to cooperate in emergency planning and makes municipal governments responsible for planning and preparing for emergency operations in coordination with county and state emergency management; and

WHEREAS, the City of Simpsonville, South Carolina (the "***City***") has prepared the City of Simpsonville Emergency Operations Plan, which aligns with the Greenville County Emergency Operations Plan and follows the National Incident Management System and the Incident Command System; and

WHEREAS, the City Council of the City of Simpsonville, South Carolina (the "***City Counci***l"), the governing body of the City, finds that adopting the Plan is necessary and proper to protect the lives, safety, property, and welfare of the City's residents.

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

Section 1. Adoption of the Emergency Operations Plan. The City of Simpsonville Emergency Operations Plan (the "***Plan***"), consisting of the Base Plan, the Annex Set, and the companion Emergency Operations Center Standard Operating Guide, attached as ***Exhibit A*** and incorporated by reference, is adopted as the official Emergency Operations Plan of the City. All prior emergency operations plans of the City are revoked in their entirety and replaced by the Plan.

Section 2. Administration and Coordination. The City Administrator shall be responsible for implementing and maintaining the Plan and for coordinating the City's emergency management with Greenville County Emergency Management, the South Carolina Emergency Management Division, and federal authorities, consistent with the National Incident Management System and the Incident Command System. Upon activation of the Emergency Operations Center, the Fire Chief shall serve as Incident Manager unless otherwise directed, as provided in the Plan. The City Administrator shall cause the Plan to be reviewed at least annually and shall recommend revisions to the City Council, which may be adopted by resolution. Nothing in this Resolution or the Plan diminishes the authority of the Mayor under Section 2-38 of the City Code or the authority of the City Council or City Administrator to act in an emergency as otherwise provided by law.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

Section 4. Conflicting Resolutions. All prior resolutions and parts of resolutions in conflict with this Resolution are, to the extent of such conflict, hereby superseded.

Section 5. Effective Date. This Resolution shall take effect and be in force immediately upon its adoption by the City Council.

DONE AND RESOLVED IN COUNCIL ASSEMBLED this ___ day of _____ 2026.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

ATTEST:

_____
Paul Shewmaker, Mayor

_____
Justin Campbell, City Clerk

Approved as to form:

_____
City Attorney

CITY OF SIMPSONVILLE

EMERGENCY OPERATIONS PLAN

BRIEFING FOR MAYOR AND COUNCIL | JUSTIN CAMPBELL, CITY CLERK

Resolution R-2026-23 | October 27, 2026

Resolution R-2026-23 proposes adopting the City of Simpsonville Emergency Operations Plan, consisting of the Base Plan, ten annexes and a companion Emergency Operations Center Standard Operating Guide, and replacing prior City emergency operations plans. The full Exhibit A will be provided separately.

PURPOSE AND SCOPE

The plan establishes a coordinated approach to preparedness, response, continuity, recovery and risk reduction. It addresses natural, technological and human-caused hazards, including severe weather, flooding, outages, hazardous materials and cyber incidents. Planning accounts for growth, critical facilities and residents who may need evacuation, transportation or medical assistance.

LEADERSHIP AND RESPONSIBILITIES

The Mayor, Council and City Administrator provide policy direction and strategic priorities, with the City Attorney participating as needed. The Fire Chief normally serves as the Emergency Operations Center (EOC) Incident Manager. The EOC coordinates support, resources and information; on-scene incident command directs field operations.

HOW THE CITY RESPONDS

EOC staffing scales to limited, partial or full activation. Fire Department Headquarters is the primary location; the Police Department is the alternate. City resources are used first. Logistics coordinates unmet departmental needs; county, state and federal assistance is coordinated through Greenville County Emergency Management. Public information, warnings, evacuation, sheltering and phased re-entry are coordinated across departments and partners.

WHAT THE TEN ANNEXES COVER

Annexes 1-5 assign Policy Group and Command Staff duties and organize Finance and Administration, Logistics, Operations and Planning. Annexes 6-9 address Emergency Services, Infrastructure, Health and Medical, and Mass Care, including route clearance, utility coordination, sheltering, feeding and family assistance. Annex 10 supplies departmental equipment inventories and support contacts for staff to validate and maintain.

EOC OPERATING PROCEDURES

The companion guide covers notification, staffing, setup, resource requests, operational briefings, staff support and deactivation. It sets out a planning cycle, Incident Action Plans, Situation Reports and activity logs, with eight types of Incident Command System forms. Operations prioritize essential community services and transition to recovery as incident demands decrease.

ACCOUNTABILITY AND ONGOING READINESS

Departments document decisions, personnel time, equipment use, purchases, contracts and damage to support accountability and potential reimbursement. Continuity procedures address succession, alternate facilities, vital records and essential services. Recovery and demobilization planning begin early. Annual review, current resource lists, training, exercises and after-action improvements keep the plan usable.

Source: City of Simpsonville Emergency Operations Plan (Exhibit A)