



COUNCIL MEETING AGENDA

Tuesday May 10, 2022

6:00pm

West Pelzer Municipal Center

30 Main Street

- I. INVOCATION/PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. APPROVAL OF MEETING MINUTES
 - a) April 19, 2022 Council Meeting
 - b) April 29, 2022 Council Workshop
- IV. PRESENTATIONS AND REPORTS
 - a) Paula Payton - Clerk's Report
 - b) Chief Stoller – Police Department Report
 - c) Mayor Sanders – Proclamation "Employee Appreciation"
- V. CITIZEN COMMENTS (sign up required / max 3 minutes)
- VI. OLD BUSINESS
 - a) Second Reading of Ordinance No. 2022-0419 "DUKE FRANCHISE AGREEMENT"
 - b) Second Reading of Ordinance No. 2022-0419.1 "AMENDMENT TO 2021/2022 BUDGET"
- VII. NEW BUSINESS
 - a) First Reading of Ordinance No 2022-0510 "AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF AN OPERATING BUDGET, ITS EXECUTION AND EFFECT, FOR THE FISCAL PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023"
 - b) First Reading of Ordinance No 2022-0510.1 "AN ORDINANCE ANNEXING CERTAIN PARCEL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA"
 - c) First Reading of Ordinance No. 2022-0510.2 "ANNEXATION AND SEWER/WATER SERVICE"
- VIII. REQUEST BY COUNCIL
- IX. EXECUTIVE SESSION
- X. ADJOURNMENT



COUNCIL MEETING MINUTES

Tuesday May 10, 2022

6:00pm

West Pelzer Municipal Center
30 Main Street

Those present: Mayor Blake Sanders, Council Members Jim Riddle, Jeff Lee and Johnny Rogers; Town Clerk Paula Payton, Town Attorney Carey Murphy and Chief Scott Stoller.

INVOCATION/PLEDGE OF ALLEGIANCE – Mayor Sanders

CALL TO ORDER – Mayor Sanders 6:01pm

APPROVAL OF MEETING MINUTES

April 19, 2022 Council Meeting and April 29, 2022 Council Workshop

Councilman Lee made a motion to approve, 2nd by Councilman Riddle; all were in favor.

PRESENTATIONS AND REPORTS

Paula Payton - Clerk's Report – see attached

Chief Stoller – Police Department Report – see attached

Mayor Sanders – Proclamation "Employee Appreciation" – see attached

CITIZEN COMMENTS (sign up required / max 3 minutes - None

OLD BUSINESS

Second Reading of Ordinance No. 2022-0419 "DUKE FRANCHISE AGREEMENT"

Clerk's Comments: First reading was passed at the April 19, 2022 meeting; Every ten years the Town of West Pelzer and Duke Energy review and make changes if needed or requested by either party; This agreement allows the Town to receive 5% of Duke Energy's gross electric receipts from the sale of electricity within the corporate limits of the Town of West Pelzer; This revenue assist with public lighting expenses throughout Town, including Chapman Park, Main Street and O'Dell Community Center. Emily DeRoberts with Duke Energy added that Duke does not keep any of the collections from the franchise fee, it is collected and allocated to the Municipality.

Councilman Lee made a motion to approve, 2nd by Councilman Riddle; all were in favor.

Second Reading of Ordinance No. 2022-0419.1 "AMENDMENT TO 2021/2022 BUDGET"

Clerk's Comments: First reading was passed at the April 19, 2022 meeting; the Ordinance is to amend the current 2021/2022 budget to accept funds in the amount of \$349,048.28 from Renewable Water for the transfer of the Town-wide public sewer system and transfer/pump stations.

Councilman Lee made a motion to approve, 2nd by Mayor Sanders; all were in favor.

NEW BUSINESS

First Reading of Ordinance No 2022-0510 "AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF AN OPERATING BUDGET, ITS EXECUTION AND EFFECT, FOR THE FISCAL PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023"

Clerk's Comments: This is first reading of the proposed 2022/2023 budget; A workshop was held Friday April 29, 2022 for discussion; No tax or fee increase, except for Sanitation; 3% cost of living increase for all full-time and permanent part-time staff; The proposed budget does include an increase in Legal fees; Second/final reading and public hearing will be scheduled for June 21, 2022.

Mayor Sanders made a motion to approve, 2nd by Councilman Lee; all were in favor.

First Reading of Ordinance No 2022-0510.1 "AN ORDINANCE ANNEXING CERTAIN PARCEL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA"

Clerk's Comments: Planning Commission met on April 26, 2022 to discuss; All were in favor of recommending approval of annexation request to Council; Property is owned by the Pelzer Heritage Commission; Located on Woodcock Road in Anderson county; 4.13 acres of a 9.89 acre parcel; Request is for R-6 zoning classification, which would permit residential use only.

Town Attorney Carey Murphy added that this ordinance would require a Public Hearing prior to adoption. Councilman Riddle made a motion to approve, 2nd by Councilman Lee; all were in favor.

First Reading of Ordinance No. 2022-0510.2 "ANNEXATION AND SEWER/WATER SERVICE"

Clerk's Comments: Ordinance will require contiguous property owners to annex into the Town if water/sewer service is made available to them; Annexation must be requested, but can be denied by Council; Noncontiguous property owners will be required to request annexation within 90 days of becoming contiguous to Town limits. Town Attorney Carey Murphy suggested adding to the ordinance that this would not be applicable to existing customers; only applies after passage of the ordinance and transfer of property.

Councilman Riddle made a motion to approve with recommended addition, 2nd by Councilman Lee; all were in favor.

REQUEST BY COUNCIL

Councilman Lee – stated that he had acquired Police Department access to the Belton Gun Club and he and Chief Stoller would be touring the facility this month.

Councilman Riddle – none

Councilman Rogers – none

Mayor Sanders – stated that he would like to thank all the staff for their dedication;

An Event Committee has been formed by volunteer citizens and would be announcing summer events soon;

ARPA projects are underway and will be visible on Main Street by June.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilman Lee made a motion to adjourn at 6:25pm; motion carried.

Minutes prepared by:

Paula H. Payton, MMC

Town Clerk



www.westpelzer.com

To: Mayor Sanders and Council

From: Paula H. Payton, CMC

Subject: Clerk's Report

Date: May 10, 2022

The following are updates and information related to activities in the Town of West Pelzer and/or upcoming events. Please contact me with any questions that you may have related to these items. ppayton@westpelzer.com or 864-947-6297 ext. 101

Administration

- Council Budget Workshop was held April 29, 2022
 - First Reading – May 10, 2022
 - Second/Final Reading – June 21, 2022
- The next Quarterly Department Meeting will be scheduled for July 2022
- Training – April 2022
 - Dorothy Simpson – attended the MASC Annual Municipal Court Meeting

Public Works

- 15 work orders were completed in the month of April 2022.
 - Work Orders can be submitted online (www.westpelzer.com) or by calling Town Hall
- **2021** CCR Water Quality Report is available at www.westpelzer.com
- ReWa transfer completed March 31, 2022
 - Starting with the May 2022 billing customers will see a slight difference on their billing descriptions
 - ReWa – Collection
 - ReWa – T&T (trunk and treatment)
 - Customer will see **no change** in their service or rates
- Electronic Meter Upgrade is complete
 - Customers may see a change and/or increase in usage due to more accurate readings
- Reminder - Sanitation will run as usual, unless notification is received, even on holidays
- Waste Industries dba GFL will pick up only GFL cans starting April 1, 2022
 - Citizens can contact GFL directly to add an additional can for a discounted rate of \$5 per month

Municipal Court

Monies disbursed for April 2022

- General Fund ~ \$1,382.73
- Victim's Fund (Anderson County) ~ \$232.94
- State Assessment ~ \$2,191.06

Finance

- April 2022 Budget
 - General Fund Income \$57,379.85 ~ Expense \$39,244.99
 - Water/Sewer Income \$181,067.38 ~ Expense \$176,758.29
 - Hospitality Tax Income \$2,999.88 ~ Expense \$1,572.67
- Over Budget Items (YTD)
 - 01-7220-100 Dues & Subscriptions PD
 - 03-7195-000 SCDHEC Fees
 - 03-7290-000 & -200 Property Vehicle Liability
- Net Totals - YTD
 - +\$494,601.07



To: Mayor Sanders and Council

From: Chief Scott Stoller

Subject: Police Department Report

Date: May 1, 2022

The following are updates and information related to activities of the West Pelzer Police Department and/or upcoming events. Please contact me with any questions that you may have related to these items or anything else. I want your input!

sstoller@westpelzer.com or 864-947-6297 ext. 103

Crime Stats

- Reports- 9
- Arrests- 1
 - Failure to Stop for LE -1
- Tickets Written- 24
- Warnings- 19

Updates

- Reminder: If anyone needs to reach an officer for general information, they can call 864-947-6297 opt 5. ***To make a report or request a response call Anderson County Dispatch 864-260-4444; If it is an emergency, please dial 911.***
- Our community clean-up was held on April 30. We had five people volunteer to assist, including, officers, Town staff, and residents. Ten bags of trash were collected. The vast majority of trash were cigarette components, especially in front of downtown businesses.
- Apparently SCHP is still working the case of the Hummer hitting the poles.

Proclamation Employee Appreciation Month

WHEREAS, citizens are served every day by public employees of the Town of West Pelzer. These individuals do the work that keeps our Town working;

WHEREAS, Public Employees take not only jobs, but oaths;

WHEREAS, without these public employees' continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

WHEREAS, May 1-May 7, 2022 is internationally recognized as the 53rd Annual Professional Municipal Clerks Week; the office of Clerk is a time honored and vital part of local government that provides the professional link between the citizens, the local governing bodies and agencies of government at other levels;

Town of West Pelzer recognizes the following for their service and dedication:

Paula Payton, MMC – Town Clerk | Administrator

Dorothy Simpson – Clerk of Court

Michelle Driver – Billing Clerk

WHEREAS, May 1-May 7, 2022 is nationally recognized as Public Service Recognition Week; Public Service professionals focus on infrastructure, facilities, emergency management and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people;

Town of West Pelzer recognizes the following for their service and dedication:

Jeff Pearson

Seth Blackwell

WHEREAS, May 11-May 17, 2022 is nationally recognized as Police Appreciation Week; Law Enforcement officers are vital to the happiness, prosperity and well-being of our families and community;

Town of West Pelzer recognizes the following for their service and dedication:

Scott Stoller – Chief of Police

Brandon Rogers – Lieutenant

Doug Partain

Christine Cauthen

Mandy Tinsley

Now, Therefore, the Town Council of West Pelzer hereby announces and proclaims to all citizens that May 2022 is West Pelzer Employee Appreciation month. All citizens are encouraged to recognize the accomplishments and contributions of our local government employees.

Dated this 10th day of May 2022.

Ordinance No. 2022-0419

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF THE 2022 MUNICIPAL SERVICE AGREEMENT FOR THE PROVISION OF ELECTRIC SERVICE BETWEEN THE TOWN OF WEST PELZER AND DUKE ENERGY

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF WEST PELZER, SOUTH CAROLINA:

The attached Municipal Service Agreement for the provision of Electric Service, made and entered into upon second and final reading of this Ordinance, by and between Duke Energy Carolinas, LLC, a North Carolina limited liability company, duly domesticated in the State of South Carolina and the Town of West Pelzer, a municipality incorporated under the laws of the State of South Carolina.

First Reading: 4-19-2022

Second Reading: 5-10-2022



Mayor, Blake Sanders



Town Clerk, Paula Payton, MMC

STATE OF SOUTH CAROLINA) MUNICIPAL SERVICE AGREEMENT
CITY OF) FOR THE PROVISION OF ELECTRIC
) SERVICE

I. Ordinance No. 2022-0419

THIS MUNICIPAL SERVICE AGREEMENT FOR THE PROVISION OF ELECTRIC SERVICE (this "Agreement"), made and entered into this the 10th day of May (the "Effective Date"), by and between **Duke Energy Carolinas, LLC**, a North Carolina limited liability company, duly domesticated in the State of South Carolina ("Company") and the City of West Pelzer, a municipality incorporated under the laws of the State of South Carolina (the "City").

For Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Company and the City agree as follows:

1. As a payment for the rights enumerated hereinafter for the term of this Agreement, Company will pay to the City, during the term of this Agreement, on or before the sixtieth (60th) day following the end of each calendar quarter, a sum of money equal to five percent (5%) of Company's gross electric receipts from the sale of electricity using approved electrical rates, derived by Company from within the corporate limits of the City, for the previous calendar quarter. If the first period of service is less than a full calendar quarter, Company shall make the gross receipts payment to the City for that part of the calendar quarter the Agreement was in effect.
2. During the term of this Agreement, the City reserves the right to adjust the fee upon a vote by the City Council, and will provide one hundred twenty (120) calendar days' prior notice of such adjustment to Company.
3. The payment of the percentage of gross electric receipts as provided in Section 1 shall be in lieu of all occupation, license, gross receipts, excise, franchise and all other levies or taxes, however designated, and in full payment of all such money demands and charges on such accounts. The Company shall still pay ad valorem taxes on Company's property, and standard building permit fees in amounts established by the City through its ordinances, regulations and practices that are otherwise applicable.
4. The City hereby consents to Company's use of all public streets, avenues, alleyways, and public rights-of-way, however designated, for the provision of electric service to the City and its inhabitants and for the maintenance and operation of Company's facilities within the corporate limits, the City grants its consent to Company to construct and install, operate, maintain, renew, replace and repair its electrical distribution and transmission lines, poles, conduits, transformers, communications cables, and connections and services thereto, and to operate, maintain, renew, replace and repair any existing distribution and transmission lines, over, across, along and under the public streets, avenues, roads, alleys, and other public rights of the way in the City for the transmission, distribution, and sale of electricity and its own internal communications purposes, subject to the terms and conditions of this Agreement and any applicable municipal ordinances. PROVIDED, however, that no

consent is granted hereby for the use of any public streets, avenues, roads, alleys, or other public rights of way in the City for the construction of any transmission line unless that transmission line is specifically necessary for and will be used primarily as an integral part of the electric distribution system serving electricity within the corporate limits of the City, PROVIDED FURTHER, however, that in the case of any transmission line annexed into the City after the Effective Date of this Agreement, Company shall have the consent of the City to use the public streets, avenues, roads, alleys, or other public rights of way in the city for the continued maintenance and operation of such line. AND FURTHERMORE, that in the event of annexation of any territory into the City within which Company has filed with the Federal Energy Regulatory Commission or the Public Service Commission of South Carolina (the "Commission") for approval of the design, routing, siting, and construction of a transmission line not necessary for or intended to be used as an integral part of the electric system for provision of the electricity within the City limits and so long as Company agrees to minimize to the maximum extent possible any possible adverse impact within the City, and to perform the work in accordance with ordinances applicable to all other such construction and utility work within the City Limits, then no further consent of the City shall be necessary for the use of public streets, avenues, roads, alleys, or other public rights of way in that annexed territory for the construction, maintenance, and operation of that transmission line. The parties hereto may make additional contracts not in conflict with this Agreement for the furnishing of said electric energy in accordance with the state law, and under the rates and regulation of, or approval by, the Commission.

5. The Company's right to use public rights-of-way shall be non-exclusive. Should the City itself ever at any time construct, purchase, lease, acquire, own, hold, use, or operate a transmission or distribution system to supply electricity to itself or to others, or should the City grant to another provider of electric service the right to use public rights-of-way for the transmission or distribution of electricity, then all such occupants and users of the rights-of-way shall also be required to receive permission from the City for such occupancy and use and shall pay the same percentage fee on gross receipts as Company, so that Company will not be at a competitive disadvantage as a consequence of the fee required by this Agreement.
6. All work upon the streets and public rights-of-way of the City shall be done under the general supervision and in compliance with applicable ordinances of the City. All street pavement, sidewalks, curb, gutter, sewer, and storm drain facilities, and all appurtenances of any type which may be displaced by reason of such work shall be properly replaced and re-laid by Company to the reasonable satisfaction of the City. If the City or the State of South Carolina determines that it is necessary to reconstruct, widen, or relocate a road or other public right-of-way, the City may require Company at Company's sole expense to relocate its facilities then located in the public right-of-way to an acceptable alternate location within the public right-of-way, as reconstructed, widened, or relocated. If Company's equipment is located on a private property at the time relocation is required by the City's reconstruction, widening, or relocation of the public right-of-way, then the City shall pay for the cost of the relocation of any Company equipment located on private property. This provision on expense allocation shall not require the City to pay for the expense of relocation of facilities located on private property when the right-of-way change

is one requires by the State of South Carolina. Nor shall Company be obligated to incur expenses for the relocation of its facilities when the sole basis for relocation is the aesthetic preference of the City, unrelated to infrastructure improvement for public health and safety, or for project specific economic development.

7. In the event that Company's electric service shall be wholly or partially interrupted or suspended, or shall fail due to any cause reasonably beyond the control of Company and not due to its neglect, or in the event that Company shall deem it necessary to suspend said service for the purpose of inspecting its lines, substations, or other equipment, or making repairs or alterations thereto, Company shall not be obligated to provide said service during and such period of interruption, suspension, or failure, and shall not be liable for any damage or loss resulting therefrom.
8. It is expressly agreed that Company does not hereby contract to furnish power for pumping water for extinguishing fires. It is expressly agreed that Company shall not, in any event, be liable to the City for any loss or damage occasioned by fire which may result from the failure of Company to supply electric power to operate any pumping apparatus.
9. It is understood and agreed that this Agreement and all service rendered hereunder are subject to the Rules and Regulations of the Commission and the Service Requirements filed by Company with the Commission, as the same now exist, or any of them may be hereafter amended, modified, changed, or annulled in accordance with the laws and regulations thereto pertaining but only to the extent such rules and regulations may be applicable within municipal limits. All service rendered to the City by Company shall be in accordance with the Rate Schedules, Service Regulations, Underground Distribution Installation Plan, Municipal Overhead to Underground Conversion Plan, and underground plans and forms on file with the Commission.
10. Whenever Company owns real property which is outside the corporate limits of the City but which becomes eligible for annexation under any procedure authorized by the general law of the state, then this Agreement shall constitute written consent by Company for the annexation of its eligible property.
11. The initial term of the Agreement shall be ten (10) years, with an effective date of 5/10, 2022, and a termination date of 5/10, 2032 (the "Initial Term"). Thereafter, this Agreement will automatically renew in for successive five-year (5-year) increments, unless either party provides the other with written notice of non-renewal at least one hundred eighty (180) days prior to the date of the next automatic renewal (each a "Renewal Term," and the Initial Term and any Renewal Term or Renewal Terms shall be referred to collectively as the "Term"). Should such notice be given by either party, the parties agree to negotiate, in good faith, modifications to this Agreement. In any case this Agreement shall not be extended past 5/10, 2032.
12. If the South Carolina General Assembly enacts legislation which deregulates or otherwise restructures the generation and distribution of retail electrical service in this state, then Company and the City agree to discuss modification to this Agreement. Failure to agree on

modifications between one hundred eighty (180) and ninety (90) days of the effective date of the legislation, will entitle either Company or the City to terminate this Agreement with ninety (90) days written notice to the other party. Upon the termination or expiration of this Agreement, all sums due to the City which have accrued but which have not been paid, shall become due and payable within sixty (60) days of the last day of the month in which termination or expiration occurs.

13. Implementation of this Agreement and the application of its terms shall be made in good faith by the parties and in accord with such additional terms they may mutually agree to in writing for that purpose.
14. As of the Effective Date, all prior Agreements of any other type, however designated, which relate to the provision of electric service by Company to the City or which pertain to the use of public right-of-way within the City shall become null and void, except to the extent the provisions contained therein are separately renewed in this Agreement or in any collateral Agreement permitted by this Agreement.
15. Whenever this Agreement requires or permits that notice be given by one party to another, such notice shall be in writing and deemed given (a) when delivered in person to the other party; or (b) when deposited with either a nationally recognized courier or the U.S. Postal Service, addressed as follows:

City: Town of West Pelzer
Attn: Mayor Blake Sanders
30 Main Street
West Pelzer, SC 29669

Company: Duke Energy Carolinas, LLC
Attn: Richard Jiran
40 West Broad Street
Duke Energy Business Office
Greenville, SC 29601

With Copy to:

Office of the General Counsel
Attn: Christopher King
550 S. Tryon Street, DEC45A
Charlotte, NC 28202

16. This Agreement shall be governed by the laws of the state of South Carolina without regard to the conflicts of law provisions therein.
17. This Agreement contains the complete understanding of the parties and shall supersede any prior and contemporaneous communications, agreements, and assurances related to the

subject matter of this Agreement. Any modification of this Agreement must be agreed to in writing and signed by the parties.

18. The failure of Company or the City in any one or more instances to insist upon compliance with any provision or covenant herein or to exercise any right or privilege herein shall not constitute or be construed as a waiver of such or any similar provision or covenant.

IN WITNESS WHEREOF, this Agreement has been duly executed by City and Company under seal as of the day and year first above written.

City:

(SEAL)

By:  (SEAL)

Name: Blake Sanders

Title: Mayor

Company:

DUKE ENERGY CAROLINAS, LLC (SEAL)
a North Carolina limited liability company

By: _____ (SEAL)

Name: Richard 'Rick' Jiran

Title: Vice President, Community Relations

AN ORDINANCE TO PROVIDE FOR THE AMENDMENT OF AN OPERATING BUDGET, ITS EXECUTION AND EFFECT, FOR THE FISCAL PERIOD JULY 1, 2021 THROUGH JUNE 30, 2022

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF WEST PELZER, SOUTH CAROLINA:

SECTION 1. In accordance with The Code of Ordinances for the Town of West Pelzer, South Carolina, there is hereby adopted for the fiscal period July 1, 2021 to June 30, 2022, an operating budget for the Town of West Pelzer, South Carolina, based on budget estimates of various funds as prepared by the Mayor and incorporated into the FY 2021-2022 operating budget document, and as modified by the attached adjustment schedule.

SECTION 2. The total revenues and expenditures for the fiscal period are estimated as follows:

	<u>Revenues</u>	<u>Expenditures</u>	<u>Surplus/Deficit</u>
General Fund	\$479,664.81	\$479,664.81	0
Water/Sewer Fund	\$654,196.00	\$654,196.00	0
Hospitality Fund	\$36,000.00	\$36,000.00	0
ARPA Fund	\$235,480.19	\$235,480.19	0
ReWA	\$349,048.28	\$349,048.28	0
Totals	\$1,754,389.28	\$1,754,389.28	

SECTION 3. A bound copy of the budget containing detailed schedules which support the appropriations set forth in Section 2, above, shall be attested by the Mayor and maintained as an official record in the office of the Mayor and Town Clerk.

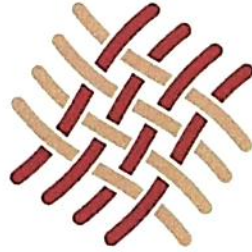
SECTION 4. This Ordinance shall become effective upon date of passage, designated as Ordinance No. 2022-0419.1. Subsequent review of revenues and expenditures occurs daily, weekly, and monthly; a review of revenues and expenditures will occur by council biannually.

DONE, RATIFIED, AND PASSED this 10th day of May, 2022.

ATTEST:


Town Clerk


MAYOR



West Pelzer

South Carolina

TOWN OF WEST PELZER

30 Main Street
West Pelzer, SC 29669

ANNUAL BUDGET FISCAL YEAR 2022-2023 Ordinance 2022-0510

Prepared by:

Blake Sanders
Mayor

Paula Payton
Town Clerk/Administrator

May 10, 2022

Dear Members of Town Council and Citizens of the Town of West Pelzer, South Carolina:

I am pleased to present to the citizens of the Town of West Pelzer, members of Town Council, Town employees, and other interested readers the FY2022/2022 operating budget for the Town of West Pelzer, South Carolina. A great deal of study and review has been devoted to this budget.

The focus of the FY2022/2023 annual budget is to continue to provide a high level of service for traditional services while building on the successes of the previous budget years. The major services include Administration, Police, and Public Works. Our goal is to maintain the Town's quality and level of service, improve the Town's financial position, and embrace a more equitable and sustainable manner for funding Town services. As part of this year's budgeting process, the Town of West Pelzer Elected Officials continued to participate in a Strategic Planning Workshop where all of council were able to provide projects, policies, and solutions that would improve the Town's overall function and goals. A summary of the Strategic Planning Workshop is included in your monthly reports and is available to the public for viewing on the Town's website. This past year has been a year of changes. The Town of West Pelzer, with guidance from myself and Town Council, was able to transfer our sewer collection system to REWA. This transfer alleviates the need for the Town to provide management and maintenance of the sewer collection system, the pump stations, and the sewer plant. In addition, the Town of West Pelzer received ARPA funding from the federal government to assist in cost associated with COVID. Through these allocations, the Town will be embarking on various projects related to infrastructure, broadband, revenue reimbursement, and economic development. Because of these additional funding sources and transfers, it is anticipated that this budget will be unique as we gather actual allocation, reimbursement, and expenditures related to these funds.

The budget for all funds is \$1,324,151.17 an increase over last fiscal year. A summary of all funds is included as part of this budget package.

Budget Highlights

General Fund (Administration and Public Safety)

General Fund highlights are as follows:

- Increased fund balance to due conservative spending
- Restructure of General Obligation Bond and removal of annual WPPD vehicle payments

Public Works (Water/Sewer)

Public Works highlights are as follows:

- Utilization of ARPA funds for increased water distribution efficiency
- SCDHEC required accounting of best management practices for water distribution

Hospitality

Hospitality highlights are as follows:

- Hospitality Tax Bond Payment for Chapman Park has been prepaid in full
- Utilization and maintenance of Town assets

Conclusion

The Town of West Pelzer can be proud of the many accomplishments during a tough couple of years. The following budgetary information is a breakdown of actual expenditures. I would like to thank Town Council for their continued guidance and support. I would also like to thank all our employees for their hard work and dedication. I look forward to working with all of you to make the Town of West Pelzer the best place to live, work, learn, and play.

Sincerely,



Budget Process

In accordance with the General Statutes of the State of South Carolina, the Town Council is required to adopt an annual balanced budget prior to July 1st. The Town uses the adopted budget as a management control device during the year. A balanced budget is achieved when the Town is able to equate the revenues with expenditures over the business cycles.

The budget process begins in early spring with a special, comprehensive work session in which the Mayor and Town Clerk meet with all Departments to discuss current and future trends, needs, and goals. Each department is requested to come prepared with a comprehensive list of objectives and funding requests they would like to have considered for the upcoming budget year. The Town Clerk comes prepared with revenue estimates for both the current and upcoming years. Appropriate departments also prepare their own revenue projections for those revenue items affecting their departments.

Each department then meets individually with the Mayor and/or Administrator to review program budgets and expenditure requests. During these meetings, the goals of each department are reviewed and expenditure requests are evaluated to determine the fiscal resources necessary to accomplish these goals.

Following these meetings, the Mayor prepares a proposed budget for submission to Town Council. This proposed budget is submitted to Council informally at a regularly scheduled Council Meeting and will be formally reviewed at a budget work session to be held at the regularly scheduled April Council Meeting. The public has an opportunity to comment on the budget at a designated public hearing. A public hearing and three readings of a budget ordinance are required for formal adoption of the budget. Amendments to the budget are allowable under South Carolina law and are made throughout the year as necessary. These amendments are approved by Town Council by ordinance.

During this budget process, Mayor, Town Clerk, and Department Heads discussed the Town's need for replacing aging capital equipment and buildings. This information was analyzed, prioritized and compiled into a Capital Improvement Plan (CIP) as part of this budget.

Budget Preparation Calendar

Fiscal Year	2020-2021
March	Clerk Budget Preparation and Department Head Meetings
April	Budget Preparation
May/June	1 st Reading of Budget
June	Public Hearing/Adopted Budget Ordinance – 2 nd
July	FY2020/2021 Budget Year Begins (Adopted Budgets Distributed)

General Fund Revenue

Mission

The General Fund Revenue is comprised of taxes, fines, licenses, and state/federal shared revenue. This fund is utilized to operate general government operations including administration and police.

FY2020/2021 Accomplishments

The General Fund revenue is \$652,388.21 or approximately 49.2% of the total budget.

General Fund revenues in FY 2022-2023 are projected to be more than the FY 2021-2022 adopted budget due to receipt of the ARPA funds. Because of Council's unity on previous year's budget, the Town of West Pelzer is able to have approximately \$125,000 in the fund balance at the time of this budget preparation. It is anticipated that this fund balance will have minor increases through the budgeting process. There are no tax increases this Fiscal Year.

Goals and Objectives

Through proper planned expenditures, the Town of West Pelzer desires to maintain a Fund Balance equitable with monthly expenditures. Future revenue increases should be planned to equate to inflation, salary increases, and increased services.

Budget Review Highlights

Property and Auto Taxes – Property taxes and auto taxes will remain as FY 2021-2022 with no increase (Millage Rate of 94). It should be anticipated that tax increases will be implemented in future fiscal years to accommodate increase services and capital projects. For reference only, Revenue and Fiscal Affairs Office will allow an approximate increase of 6.6 mills which would equate to a property tax increase of \$39.60 for a house worth \$150,000.

Trash Service – Trash service will increase to \$11.00 per month due to an increase from our service provider.

Account Description	Account No	21-22 Budget	22-23 Proposed Budget
INCOME			
ARPA DEPOSIT	01-2021-100	235,480.20	235,480.20
Property Taxes	01-4000-000	140,000.00	158,000.00
Auto Taxes	01-4010-000	19,000.00	21,500.00
Business License	01-4020-000	75,000.00	75,000.00
MCF-GF DEPOSIT	01-4050-000	25,000.00	15,000.00
MCF Deposit	01-4050-100	48,000.00	30,000.00
Franchise Fees	01-4080-000	60,000.00	60,000.00
Inventory Tax	01-4092-000	1,094.01	1,094.01
Homestead Exemption	01-4093-000	15,450.00	15,450.00
Local Government Fund	01-4094-000	20,864.00	20,864.00
SETOFF DEBT COLLECTIONS	01-4096-000	0.00	0.00
Utility Fund Transfer	01-4100-000	20,000.00	18,000.00
Misc Income - GF	01-4150-000	0.00	0.00
Rental Income	01-4300-000	2,500.00	2,000.00
2021 GO PROJ DEPOSIT	01-6010-000	16,756.80	17,562.96
TOTAL INCOME		662,388.21	652,388.21

Public Works Fund Revenue

Mission

The Public Works Revenue is comprised of monthly fees utilized to operate a fully functional Public Works Department. In prior years, the Public Works Department was solely a department focused on infrastructure needs. With the Town's increase in new infrastructure, the Public Works Department is expanding to include Parks and Streets. This increased responsibility is not reflected as an increase to revenue or expenses.

FY2020/2021 Accomplishments

The Public Works revenue is \$606,200.00 or approximately 45.7% of the total budget.

Public Works (Water/Sewer) revenues in FY 2022-2023 are projected as the same from the FY 2021-2022 adopted budget. Because of Council's unity on the previous budgets, the Town of West Pelzer is able to have approximately \$30,000 in the fund balance at the time of this budget preparation. There are no increases to water rates or rates from ReWA.

Budget Highlights

Sewer Transfer – All sewer related income and expenditures will be transferred to REWA as part of the sewer collection system transfer. This includes all reimbursement from the Town of Pelzer.

Project Account Deposit – These are one time funds from the transfer of the sewer collection system to REWA.

Goals and Objectives

Through proper planning, the Town of West Pelzer desires to maintain a Fund Balance equitable with expenditures to ensure proper cash flow within the department. Future revenue increases are based on increases executed by REWA and Greenville Water. For FY 2022-2023 no increases are expected from REWA or Greenville Water and no increase in fees will be passed to the citizens of West Pelzer. The Town of West Pelzer has also paid all debt related to the Greenville Water contract. This will allow Council to develop future plans to lower water rates for residential customers.

Account Description	Account No	21-22 Budget	22-23 Proposed Budget
INCOME			
Customer Meter Deposits	03-2450-000	5,000.00	5,000.00
Water Sewer Billings	03-4120-000	554,000.00	600,000.00
Debt Serv Deposit - Sew	03-4220-200	63,624.00	
Debt Serv Reserve Dep -	03-4230-200	6,372.00	
Proj Acct Deposit	03-4240-000	350,248.28	1,200.00
Pelzer Reimbursement -	03-4250-200	24,000.00	
B&C DEPOSIT	03-8000-000	0.00	0.00
TOTAL INCOME		1,003,244.28	606,200.00

Hospitality Fund Revenue

Mission

The Hospitality Fund Revenue is comprised of a 2% tax imposed on prepared foods. This fund is utilized to operate parks, recreation, and tourism activities.

FY2018/2019 Accomplishments

The Hospitality Fund Revenue is anticipated to be approximately \$48,000, an increase of 33% from FY 2022-2022

Because of Council's unity on the previous budgets, the Town of West Pelzer is able to have approximately \$25,000 in the fund balance at the time of this budget preparation. It is anticipated that this fund balance will have minor increases through the budgeting process. The Town utilized ARPA funds for revenue reimbursement to this account due to reduction in Hospitality Tax during COVID. The Town also paid all Hospitality Tax debt related to the 2015 Bond.

Account Description	Account No		21-22 Budget	22-23 Proposed Budget
INCOME				
Hospitality Tax Deposit	01-4250-000		36,000.00	48,000.00
TOTAL INCOME			36,000.00	48,000.00

General Fund Expenses

Mission

The General Fund Expense is administrative and operations expenses for general administration and the West Pelzer Police Department. The mission of the General Fund Expenditures is to serve the residents and businesses of the Town of West Pelzer.

FY2021/2022 Accomplishments

Through proper planning, the Town of West Pelzer was able to utilize part-time officers to fill off-duty hours to ensure the safety and well-being of our residents and businesses. Town employees have continued to minimize unnecessary expenditures that do not directly affect day to day operations.

Budget Highlights

Salaries – The Salaries line item is inclusive of salary, insurance, retirement, and payroll taxes and reflects a cost of living increase of 3%.

Travel Training and Meals (Police) – The West Pelzer Police Department is required to participate in annual trainings; additional training funds are allocated for in and out of state trainings.

Unallocated Capital Expenditures – With the restructuring of the General Obligation Bond, debts related to vehicle payments for the WPPD have been removed, resulting in an increase in this item. Council can consider request for funding for Capital Projects to be allocated.

Capital Request

WPPD Equipment (tasers, radar, fingerprint kits, PPE, Uniforms, Ammunition, etc.) - \$7,580

Public Works Fund Expenses

Mission

The Public Works Fund Expense is administrative and operations expenses for to provide water and sewer services for residents and businesses of the Town of West Pelzer.

FY 2021/2022 Accomplishments

Through proper planning, the Town of West Pelzer was able to minimize unnecessary expenditures that do not directly affect day to day operations.

Budget Highlights

Salaries - The Salaries line item is inclusive of salary, insurance, retirement, and payroll taxes and reflects a cost of living increase of 3%.

Capital Request Funded

Edger (\$300)

Portable One-Man Lift (\$5,000)

Hospitality Fund Expenses

Mission

The mission of the Hospitality Fund is to promote activity as it relates to parks, recreation, and tourism.

Budget Highlights

Approximately 65% of the fund was obligated to the 2011 Hospitality Tax Bond which has been paid in full. Other expenditures include Town Sponsored events only and beautification. Budgeted lines also include utilities for Chapman Park and the O'dell Community Center. With the removal of the Hospitality Tax Bond, a large portion of the Hospitality Tax is recommended to be unallocated. Council can consider request for funding for Capital Projects to be allocated.

Capital Request Funded

Beautification \$10,000

Events \$3,000

Capital Projects (Christmas Lights, etc.) - \$15,700

Proposed 2022-2023 Budget

Account Description	Account No		21-22 Budget	22-23 Proposed Budget
INCOME				
ARPA DEPOSIT	01-2021-100		235,480.20	235,480.20
Property Taxes	01-4000-000		140,000.00	158,000.00
Auto Taxes	01-4010-000		19,000.00	21,500.00
Business License	01-4020-000		75,000.00	75,000.00
MCF-GF DEPOSIT	01-4050-000		25,000.00	15,000.00
MCF Deposit	01-4050-100		48,000.00	30,000.00
Franchise Fees	01-4080-000		60,000.00	60,000.00
Inventory Tax	01-4092-000		1,094.01	1,094.01
Homestead Exemption	01-4093-000		15,450.00	15,450.00
Local Government Fund	01-4094-000		20,864.00	20,864.00
SETOFF DEBT COLLECTIONS	01-4096-000		0.00	0.00
Utility Fund Transfer	01-4100-000		20,000.00	18,000.00
Misc Income - GF	01-4150-000		0.00	0.00
Hospitality Tax Deposit	01-4250-000		36,000.00	48,000.00
Rental Income	01-4300-000		2,500.00	2,000.00
2021 GO PROJ DEPOSIT	01-6010-000		16,756.80	17,562.96
Customer Meter Deposits	03-2450-000		5,000.00	5,000.00
Water Sewer Billings	03-4120-000		554,000.00	600,000.00
Debt Serv Deposit - Sew	03-4220-200		63,624.00	
Debt Serv Reserve Dep -	03-4230-200		6,372.00	
Project Acct Deposit	03-4240-000		350,248.28	1,200.00
Pelzer Reimbursement -	03-4250-200		24,000.00	
B&C DEPOSIT	03-8000-000		0.00	0.00
TOTAL INCOME			1,718,389.29	1,324,151.17
EXPENSES				
ARPA EXPENSE	01-2021-200		470,960.39	235,480.20
Hospitality Tax Bond Pa	01-4252-000		0.00	
Festival Expense	01-4253-000		3,000.00	3,000.00
Christmas Parade-Relate	01-4254-000		1,500.00	1,500.00

Hospitality Tax Utility	01-4257-000		5,000.00	5,000.00
Hospitality Tax Liability	01-4258-000		1,000.00	1,000.00
Beautification-Maintenance	01-4259-000		23,700.00	10,000.00
Capital Projects - HT				15,700.00
Public Parking	01-4260-000		1,800.00	1,800.00
Recreation Salary Expense		New Line		12,000.00
2021 GO PROJ EXPENSE	01-6015-000		16,756.80	17,562.96
Salaries - GF	01-7000-000	3% COLA	153,000.00	163,500.00
Salaries - Council	01-7050-000	Add Mayor	5,197.44	7,700.00
Payroll Taxes - GF	01-7100-000	3% COLA	17,860.99	18,750.00
Advertising/Public Notice	01-7130-000		400.00	450.00
Postage	01-7170-000		1,200.00	1,200.00
Postage PD	01-7170-100		300.00	300.00
MCF GF Ex	01-7188-100		45,476.51	20,000.00
Utilities - GF/PD	01-7190-000		13,000.00	13,000.00
Equipment Cost/Radio/Co	01-7201-100		2,000.00	2,000.00
Dues & Publications	01-7220-000		1,000.00	1,000.00
Dues & Subscriptions	01-7220-100		300.00	600.00
Contingency Expense - G	01-7254-000		0.00	0.00
Christmas Bonus - GF	01-7255-000		400.00	400.00
Christmas Bonus - PD	01-7255-100		600.00	600.00
Professional Services -	01-7260-000		20,000.00	20,000.00
PROFESSIONAL SERVICES -	01-7260-100		2,000.00	2,000.00
Travel/Training/Meals -	01-7281-000		3,500.00	4,000.00
Travel/Training/Meals -	01-7281-100		250.00	500.00
Property/Vehicle/Liability	01-7290-000		21,860.35	24,700.00
Employee Health Insurance	01-7300-000	14% ER Increase	35,784.96	40,000.00
Insurance - W/C	01-7310-000		11,691.75	11,691.75
Retirement - GF/PD	01-7375-000	3% COLA	34,026.72	35,727.30
Office Expense/Supplies	01-7380-000		1,500.00	1,500.00
Office Expense / Supplies	01-7380-100		1,000.00	1,000.00
Uniforms - MCF	01-7390-100		1,000.00	1,000.00

Vehicle/Equip Repairs &	01-7411-100		5,000.00	5,000.00
Fuel for Patrol Cars	01-7412-100		8,500.00	9,000.00
Miscellaneous Expense -	01-7420-000		0.00	0.00
Capital Expenditures	01-7500-000		31,380.89	20,207.00
Bond Payment	01-7550-000		8,378.40	8,781.58
Ammunition	01-7620-100		300.00	300.00
Debt Serv Reserve - Exp	03-4235-200		6,684.00	
Salaries	03-7000-000	3% COLA	39,912.91	42,000.00
Payroll Taxes - WS	03-7100-000	3% COLA	3,976.29	4,175.00
Postage - WS	03-7170-000		1,600.00	1,600.00
Utilities - W	03-7190-000		16,000.00	16,000.00
Utilities - S	03-7190-200		38,000.00	
SCDHEC Fees	03-7195-000		2,878.00	2,932.00
Dues and Publications	03-7220-000		500.00	800.00
Advertising/Public Notice	03-7230-000		200.00	600.00
Sanitation Contract Agreement	03-7236-000		39,000.00	48,000.00
Parts, Supplies, Rep/Mai	03-7245-000		500.00	1,200.00
Parts, Supplies Rep - S	03-7245-200		500.00	
Contingency/ Capital Project	03-7254-000		4,000.88	5,361.80
Christmas Bonus - WS	03-7255-000		300.00	250.00
Professional Services -	03-7260-000		17,500.00	25,000.00
Professional Service -	03-7260-200		17,500.00	
Water Contract Agreement	03-7261-000	Payoff Buy-In	87,943.47	51,000.00
Prop, Vehicle Liability	03-7290-000		3,252.12	4,000.00
Prop/Vehicle Ins - S	03-7290-200		3,416.48	
Insurance ER- WS	03-7300-000	14% ER Increase	6,340.80	7,250.00
Retirement - WS	03-7375-000	3% COLA	3,304.08	4,000.00
Office Supplies - WS	03-7380-000		300.00	300.00
Travel/Training/Meals -	03-7385-000		150.00	150.00
Uniforms - WS	03-7390-000		100.00	100.00
Vehicle/Equipment Fuel	03-7410-000		2,000.00	2,500.00
Vehicle/Equipment Repairs	03-7411-000		1,000.00	1,000.00

Bond Payment - WS	03-7550-000		8,378.40	8,781.58
Project Acct Payment (transfer)	03-7660-000		1,200.00	1,200.00
B&C EXPENSE	03-8010-000		0.00	0.00
Debt Service (transfer)	03-9665-200		63,624.00	
Debt Serv Reserve (transfer)	03-9672-200		6,779.68	
WS Project Acct Expense	03-9690-000		2,181.89	0.00
Debt Service Exp	03-9695-200		63,624.00	
Utility Fund Transfer	03-9725-000		22,000.00	18,000.00
ReWa Payment	03-9750-200	Includes Sewer	189,549.00	360,000.00
TOTAL EXPENSES			1,604,821.20	1,324,151.17
TOTAL INCOME			1,718,389.29	1,324,151.17
NET TOTALS			113,568.09	0.00

AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF AN OPERATING BUDGET, ITS EXECUTION AND EFFECT, FOR THE FISCAL PERIOD JULY 1, 2022 THROUGH JUNE 30, 2023

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF WEST PELZER, SOUTH CAROLINA:

SECTION 1. In accordance with The Code of Ordinances for the Town of West Pelzer, South Carolina, there is hereby adopted for the fiscal period July 1, 2022 to June 30, 2023, an operating budget for the Town of West Pelzer, South Carolina, based on budget estimates of various funds as prepared by the Mayor and incorporated into the FY 2022-2023 operating budget document, and as modified by the attached adjustment schedule.

SECTION 2. The total revenues and expenditures for the fiscal period are estimated as follows:

	<u>Revenues</u>	<u>Expenditures</u>	<u>Surplus/Deficit</u>
General Fund	\$652,388.21	\$652,388.21	0
Water/Sewer Fund	\$606,200.00	\$606,200.00	0
Hospitality Fund	\$48,000.00	\$48,000.00	0
Totals	\$1,306,588.21	\$1,306,588.21	0

SECTION 3. A bound copy of the budget containing detailed schedules which support the appropriations set forth in Section 2, above, shall be attested by the Mayor and maintained as an official record in the office of the Mayor and Town Clerk.

SECTION 4. This Ordinance shall become effective upon date of passage, designated as Ordinance No. 2022-0510. Subsequent review of revenues and expenditures occurs daily, weekly, and monthly; a review of revenues and expenditures will occur by council biannually.

DONE, RATIFIED, AND PASSED this _____ day of _____, 2022.

MAYOR

ATTEST:

Town Clerk

ORDINANCE 2022-0510.1

AN ORDINANCE ANNEXING CERTAIN PARCEL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA; DESCRIBING SAID LANDS AND DECLARING SAME A PART OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND AMENDING AND CHANGING THE ZONING MAP OF THE TOWN OF WEST PELZER, SOUTH CAROLINA, TO SHOW SUCH ANNEXATION AND THE CLASSIFICATION OF THE SAME UNDER THE ZONING ORDINANCE OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

WHEREAS, the lands hereinafter described are contiguous and adjacent to the Town of West Pelzer, and the Town has been requested to annex the same to the Town of West Pelzer, South Carolina, and;

WHEREAS, it appears to the Mayor and Town Council of the Town of West Pelzer, that the hereinafter described property is subject to annexation to the Town under and pursuant to the provisions of South Carolina Code, and that said land should be annexed to and become a part of the Town of West Pelzer, and;

WHEREAS, the Town Council referred the zoning of the affected territory for report and recommendations to the Planning Commission, and Planning Commission made its report and recommendations for the hereinafter described property proposed to be annexed, and;

WHEREAS, the Council has determined that the proper classification under the Zoning Ordinance of the Town of West Pelzer, for the property to be annexed is as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF WEST PELZER, AS FOLLOWS:

SECTION I: That the following described land in Anderson County, South Carolina:

OWNER:	PELZER HERITAGE COMMISSION
TMS NO:	243-00-06-020-000 (4.13 ACRES)
ADDRESS:	LOCATED ON WOODCOCK ROAD IN ANDERSON COUNTY, SC
DESCRIPTION:	4.13 ACRES OF A 9.89 ACRE PARCEL

The same hereby is annexed to the Town of West Pelzer and shall be, and is hereby declared to be a part of the Town of West Pelzer, South Carolina. The property is hereby classified and zoned as "R-6", which would permit the residential use of the said property.

SECTION II: This ordinance shall be in full force and effect from and after its passage, approval and due publication.

PASSED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR this 5th day of May 2022.



Town of West Pelzer
30 Main Street
West Pelzer, SC 29669
www.westpelzer.com

Applicant: Pelzer Heritage Commission
Owner: Pelzer Heritage Commission
Location: Woodcock Road
TMS No: 243-00-06-020-000
Request: Annexation
Existing Zoning: None

Evaluation:

Staff received the Request for Annexation on March 28, 2022. Staff reviewed the submittal and considered it to be a completed application. A summary of discussions with the applicant are as follows:

- Property Size: +/- 4.13 acres (cemetery parcel to remain in Anderson County)
- Requested Zoning – R-6 (minimal 15,000 SF lot size)
- Lot sizes will range be +/- 15,000 SF (approximately 8 residential homes)
- Residential homes that will face existing roadways (minimal traffic impacts and no new infrastructure)
- Water/Sewer expansion to be completed by the developer

Staff Recommendation:

Approval.

Action Items:

The Planning Commission can issue a recommendation of approval or denial for this request.

Town Council will then issue approval or denial for this request. Should the Town Council deny the application request, the Applicant can submit for a hearing from the Board of Zoning Appeals, Circuit Court, or proceed with development through Anderson County.

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF WEST PELZER:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

A 4.13 Acre portion of a 9.89 Acre Parcel identified
as Parcel # 243-0006020, and located along Woodcock Road
in Anderson County, currently owned by The Pelzer Heritage
Commission.

The property is designated as follows on the County tax maps:

243-00-06-020-000, owned by Pelzer Heritage
Commission.

Dianne Lollis

Signature

320 Maxcy Dr, Belton, SC 29627

Street Address, City

3/12/2022

Date

ORDINANCE 2022-0510.2
Annexation and Sewer/Water Service

Section 1: General

- (A) Contiguous properties. Annexation into the town is required as a condition prior to the Town of West Pelzer, Renewable Water Resources (ReWA), Anderson County, and/or their agents or other water/sewer providers, providing sewer or water service to any lot, parcel, or piece of land located outside the corporate limits of the town and contiguous to the town limits.
- (B) Denied contiguous properties. If a formal annexation petition on any lot, piece, or parcel of land, located outside the corporate limits of the town and also contiguous to the town, is denied by the town, or if Town Council makes such a determination on its own motion without a petition, sanitary sewer services or water services may be provided to such property, notwithstanding division (A) of this section.
- (C) Noncontiguous properties. Sanitary sewer service or water service may be provided by the Town of West Pelzer, Renewable Water Resources (ReWA), Anderson County, and/or their agents or other water/sewer providers, to noncontiguous properties located outside of the corporate limits of the town; provided that the owners of the same execute a binding legal document acceptable to the town, requiring the owners and their heirs, successors and assigns to annex the subject properties into the town within 90 days of the same becoming contiguous to the town. The referenced legal document shall be approved by the Town Attorney and recorded by the owners in the Register of Deeds office for Anderson County

Contiguous properties are those that are located in the County at the town boundaries and touch other properties already located in the town or are only separated from properties located in the Town by an "intervening connector" such as a road, street, waterway, etc. as described by Section 5-3-305 of the SC Code of Laws.

First Reading: 5/10/2022
Second Reading: _____

Mayor, Blake Sanders

Town Clerk, Paula Payton, MMC

ORDINANCE 2021-0705
Annexation and Sewer/Water Service

Section 1: General

- (A) Contiguous properties. Annexation into the town is required as a condition prior to the Town of West Pelzer, Renewable Water Resources (ReWA), Anderson County, and/or their agents or other water/sewer providers, providing sewer or water service to any lot, parcel, or piece of land located outside the corporate limits of the town and contiguous to the town limits.
- (B) Denied contiguous properties. If a formal annexation petition on any lot, piece, or parcel of land, located outside the corporate limits of the town and also contiguous to the town, is denied by the town, or if Town Council makes such a determination on its own motion without a petition, sanitary sewer services or water services may be provided to such property, notwithstanding division (A) of this section.
- (C) Noncontiguous properties. Sanitary sewer service or water service may be provided by the Town of West Pelzer, Renewable Water Resources (ReWA), Anderson County, and/or their agents or other water/sewer providers, to noncontiguous properties located outside of the corporate limits of the town; provided that the owners of the same execute a binding legal document acceptable to the town, requiring the owners and their heirs, successors and assigns to annex the subject properties into the town within 90 days of the same becoming contiguous to the town. The referenced legal document shall be approved by the Town Attorney and recorded by the owners in the Register of Deeds office for Anderson County
- (D) Section 1 is not applicable to existing water and sewer customers and only applies after affected property changes in ownership or title and after passage of this ordinance.

Contiguous properties are those that are located in the County at the town boundaries and touch other properties already located in the town, or are only separated from properties located in the Town by an "intervening connector" such as a road, street, waterway, etc. as described by Section 5-3-305 of the SC Code of Laws.