



COUNCIL MEETING AGENDA

Tuesday June 21, 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) May 10, 2022 Council Meeting
- IV. PRESENTATIONS AND REPORTS
 - a) Paula Payton - Clerk's Report
 - b) Chief Stoller - Police Department Report
- V. CITIZEN COMMENTS (sign up required / max 3 minutes)
- VI. PUBLIC HEARING
 - a) 2022-2023 Budget
 - b) Annexation of 4.13 Acres on Woodcock Road for R-6 Zoning Classification
- VII. OLD BUSINESS
 - a) Second 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) Second Reading of Ordinance No 2022-0510.1 "AN ORDINANCE ANNEXING CERTAIN PARCEL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA"
 - c) Second Reading of Ordinance No. 2022-0510.2 "ANNEXATION AND SEWER/WATER SERVICE"
- VIII. NEW BUSINESS
- IX. REQUEST BY COUNCIL
- X. EXECUTIVE SESSION



COUNCIL MEETING MINUTES

Tuesday June 21, 2022

6:00pm

West Pelzer Municipal Center
30 Main Street

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

INVOCATION/PLEDGE OF ALLEGIANCE – Mayor Sanders

CALL TO ORDER – Mayor Sanders 6:02pm

APPROVAL OF MEETING MINUTES - May 10, 2022 Council Meeting

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

PRESENTATIONS AND REPORTS

Paula Payton - Clerk's Report – see attached

Chief Stoller – Police Department Report – see attached

CITIZEN COMMENTS (sign up required / max 3 minutes)

Terry Davis – opposed to the water/sewer annexation ordinance; stated that no agreement was made with the Town when the lines were installed.

Debbie Scroggs – concerned with the safety of the area due to rumors of a halfway house on Dendy Street; also residents are continuing to see traffic issues on Spring Street

Cindy Long – complaint against neighbor; stating reckless driving and harassing comments and gestures.

Vickie Pollard – concerned with the water/sewer annexation ordinance; property currently has agriculture classification. Also concerned that rollback taxes would apply.

Michelle Wells – concerned with the water/sewer annexation ordinance; does not want to lose farm status.

Kyle Sweat – concerned with the water/sewer annexation ordinance; asked for clarification regarding county status / land use, contiguous and non-contiguous?

PUBLIC HEARING

2022-2023 Budget – see attached presentation

Citizen Comment – Joyce Vanhook thanked the Mayor and Council for their hard work and responsible spending with the citizen's money.

Annexation of 4.13 Acres on Woodcock Road for R-6 Zoning Classification
Citizen Comment – none

Mayor Sanders closed the Public Hearing at 6:29pm.

OLD BUSINESS

Second 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: First reading of the proposed 2022/2023 budget was at the May 10th meeting; Workshop was held Friday April 29, 2022 for discussion; No tax or fee increase, except for Sanitation; \$11 for residential and \$14 for commercial customers; 3% cost of living increase for all full-time and permanent part-time staff; Increase in Legal fees. Councilman Lee made a motion to approve, 2nd by Councilwoman Alexander; all were in favor.

Second 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; First reading was at the May 10th Council meeting; Property 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. Councilman Lee made a motion to approve, 2nd by Councilwoman Alexander; all were in favor.

Second 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; Does not apply to current property owners that are on town water/sewer service. Per comments and questions from the citizens, Mayor Sanders clarified that the county classification of the properties would not change with annexation; Rollback taxes do not apply to annexations; Contiguous means that the property has to touch the current Town limits. Town Attorney Carey Murphy suggested tabling the ordinance for further discussion and legal guidance. Mayor Sanders stated that the Town has hired Cole Jenest & Stone to review and revise ordinances and create a Master Plan; they could also offer guidance on this particular ordinance. Mayor Sanders made a motion to table Ordinance No 2022-0510.2 until further discussion and revision and schedule a presentation on August 9, 2022 and if agreed by Council 2nd reading on September 13, 2022, 2nd by Councilwoman Alexander; all were in favor.

NEW BUSINESS - None

REQUEST BY COUNCIL

Councilman Lee – none

Councilwoman Alexander – none

Mayor Sanders – to address Terry Davis' question regarding forced annexation, Mayor Sanders stated that there are multiple methods of annexation; per the proposed ordinance change of ownership would require an annexation request to be filed for Council review/approval.

Mayor Sanders and Paula Payton will be attending the Municipal Association of South Carolina annual conference in July.

Thank you to Chief Scott Stoller for attending the Special Olympics in Orlando, Florida.

ADJOURNMENT

Mayor Sanders made a motion to adjourn at 6:45pm, 2nd by Councilman Lee; all were in favor.

Minutes prepared by:

Paula H. Payton, MMC, ABL

Town Clerk



www.westpelzer.com

To: Mayor Sanders and Council

From: Paula H. Payton, CMC

Subject: Clerk's Report

Date: June 21, 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

- The next Quarterly Department Meeting will be scheduled for July 2022
- Training – May 2022

Public Works

- 11 work orders were completed in the month of May 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
- 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 May 2022

- General Fund ~ \$585.37
- Victim's Fund (Anderson County) ~ \$83.80
- State Assessment ~ \$1,204.83

Finance

- May 2022 Budget
 - General Fund Income \$43,808.91 ~ Expense \$49,341.56

- Water/Sewer Income \$69,669.46 ~ Expense \$62,979.58
 - Hospitality Tax Income \$2,877.02 ~ Expense \$479.74
- 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: June 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

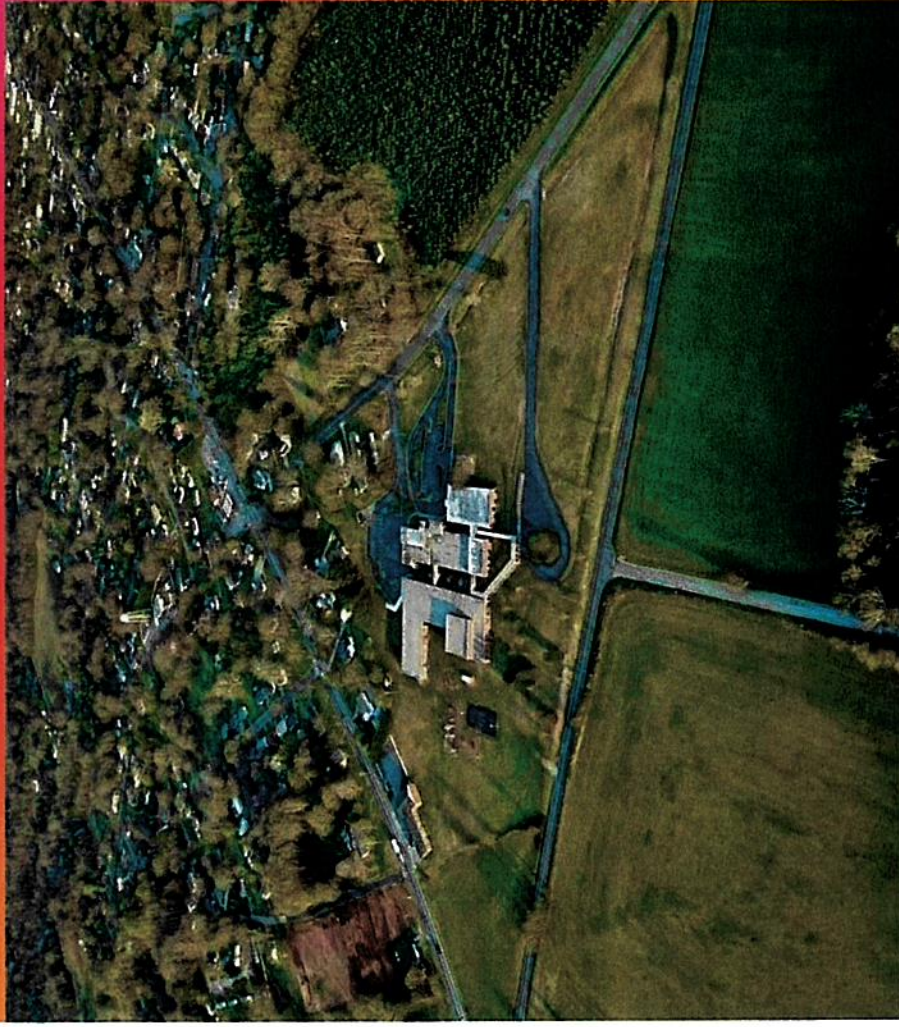
- Reports- 17
- Arrests- 5 persons
 - Public Intoxication
 - Assault & Battery on Law Enforcement Officer
 - Resisting arrest – 2
 - Destruction of real property
 - Trespassing
 - Reckless driving
 - Uninsured motor vehicle
 - Execute pickup orders for SC Dept. of Juvenile Justice - 2
- Tickets written – 29
- Warnings- 18
- Motor vehicle collisions - 3

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.***
- The new three-way stop has been installed at Welborn St & Dendy St. compliance seems to be relatively good.
- PLEASE use caution as the warmer weather approaches. Stay hydrated and limit heat exposure.
- We participated in the Special Olympics Law Enforcement Torch Run during the SC portion. The Torch made its way from Chicago to Orlando, Florida for the 2022 Special Olympics USA Games. The games are June 5-June 11.
- We are in the process of hiring a new full time police officer, more information to follow.

FY 2022/2023 Budget Presentation

June 21, 2022
Town of West Pelzer





Agenda

FY21/22 Review

Revenue Sources

Reserve Fund Balance

Direction for FY21 22 Budget

Budget Calendar



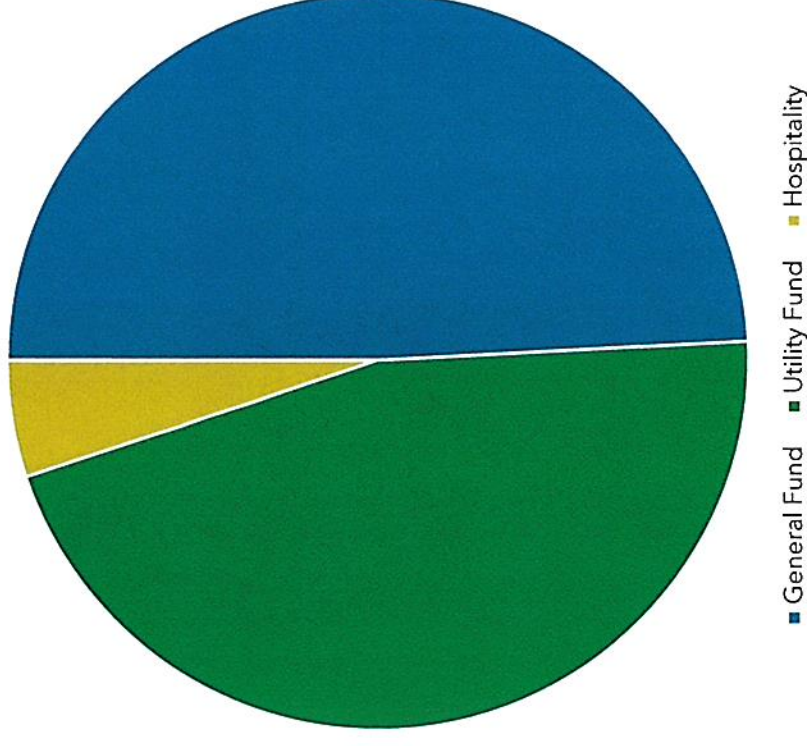
FY21/22 Review

- Local economy recovering from COVID 19 impact.
- Property tax revenues improved above projections.
- Water/sewer revenues and collections remained stable.
- Assisted by CARES Act and ARPA funding
- Reduced expenditures across the board since 2016.
- Transfer of sewer system debt and deferred maintenance to ReWA
- Payoff of Greenville Water Capacity
- No pay raises to ensure recovering local economy prioritized
- Planning to utilize American Rescue Plan funds to recover and improve community.
- Minimize financial burden on residents (no change to tax rate, water/sewer rates/sanitation)

Revenue Sources

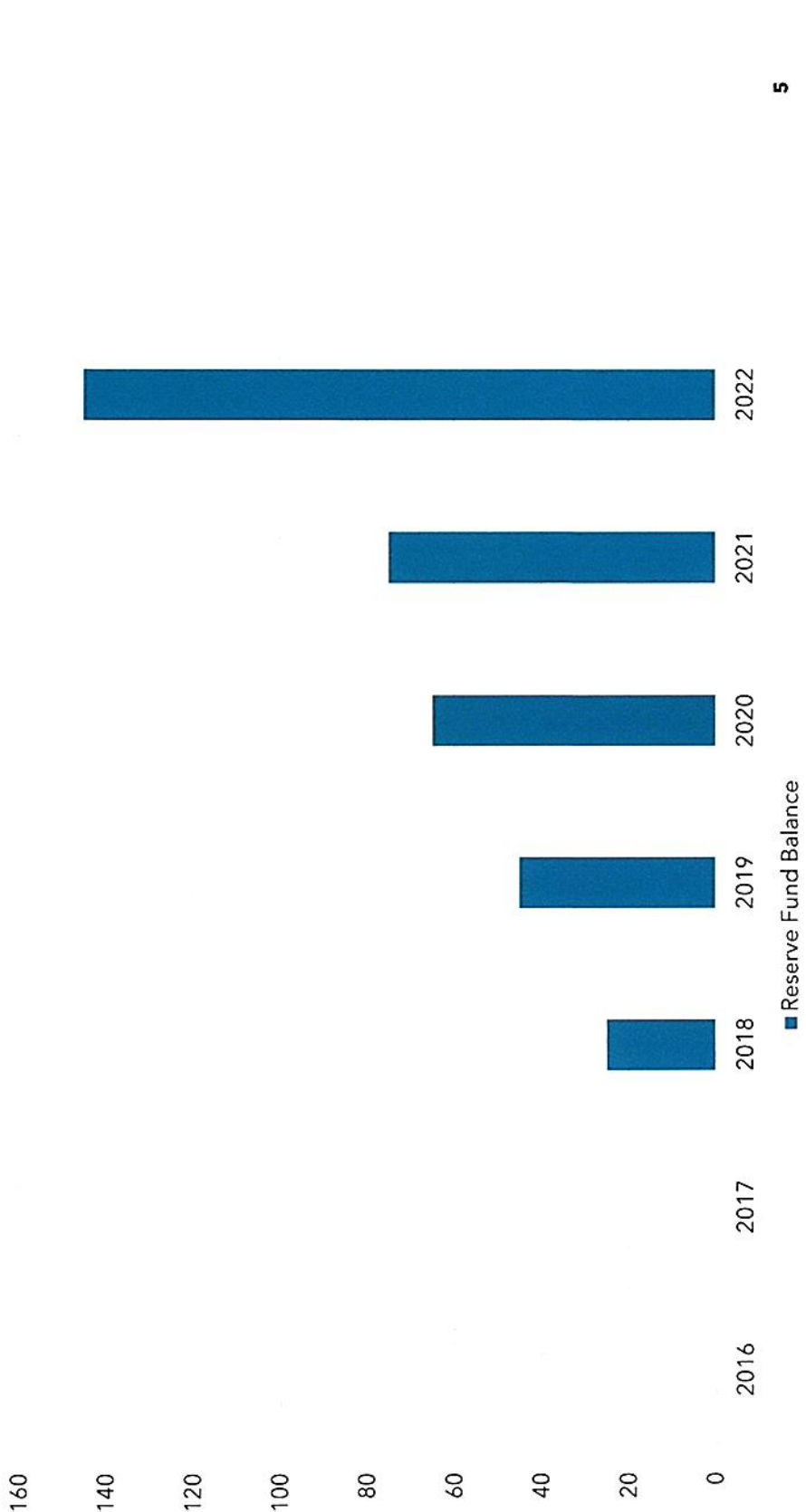
- **49.2%** General Fund
(Property taxes, business license, franchise fees, Local Government Fund)
- **45.7%** Utility Fund (Water, Sewer, Sanitation)
- **5.1%** Hospitality Fund (2% on Prepared Food)

Revenue





Reserve Fund Balance





FY22/23 Budget Direction

- 3% COLA
- Maintain reserves above 20%
- Minimize financial burden on residents (no change to tax rate or water/sewer rates); increase sanitation to \$11 (no increase since 2014)
- Plan for increased inflation through FY23/24 (fuel, cost of goods, etc.)
- Maintain new landscape and visual improvements
- Maintain existing events (Summer Jams, Pumpkinpalooza, etc.)
- ARPA Allocations (economic development, infrastructure, broadband)
- Capital Expenditure Request
 - PD – tasers, fingerprint kits, PPE, uniforms)
 - Public Works – edger, lift



FY22/23 Budget Direction

	<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



Budget Calendar

- January - Mayor/Clerk Mid-Year Budget Review
- March - Budget Preparation and Department Head Meetings
- April - Budget Preparation and Request Due to Mayor
- May - 1st Reading of Budget
- June - Public Hearing/Adopted Budget Ordinance - 2nd Reading
- July - Budget Year Begins (Adopted Budgets Distributed)



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 21 day of June, 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 21st day of June 2022.

First Reading: 5/10/2022

Second Reading: 6/21/2022

A handwritten signature in blue ink, appearing to read 'B. Sanders', written over a horizontal line.

Blake Sanders, Mayor

A handwritten signature in blue ink, appearing to read 'Paula Payton', written over a horizontal line.

Paula Payton, Town Clerk



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 # 243-00-06-020-000, 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

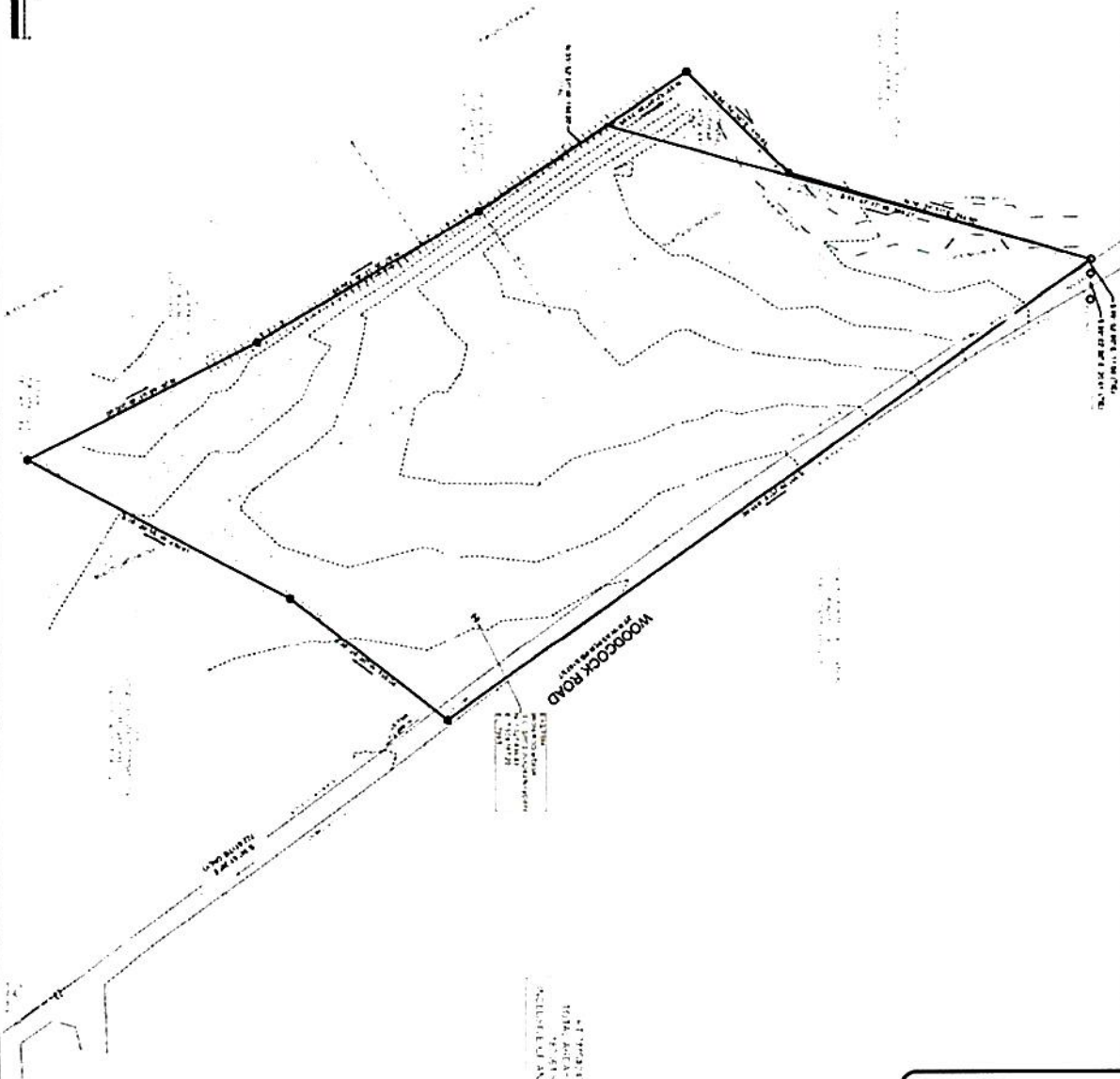
3/12/2022

Date

DRAFT



EAS PROFESSIONALS, INC.



DRAFT

Boundary and Topographic Survey for
CRAFTWELL HOMES

V-1

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 (Town), 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 the 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 however that the title holders/owners of the same execute a binding legal document acceptable to the Town, requiring the title holders/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 the Town limits. The referenced legal document shall be approved by the Town Attorney and recorded by the title holders/owners in the Register of Deeds Office for Anderson County
- (D) This Ordinance shall take effect as of the date passed by Town Council on second reading. This Ordinance is not applicable to existing water and sewer customers with contiguous properties until title to or ownership interest in any such contiguous properties is transferred/changed from the existing title holder/owner to a third party or other entity of any nature.

Contiguous properties are defined as 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: May 10, 2022
Second Reading: June 21, 2022 - TABLED

Mayor, Blake Sanders

Town Clerk, Paula H. Payton, MMC