City Council will meet in the Mauldin City Hall Council Chambers, 5 East Butler Road

Indigo Point Pump Station Public Hearing will be held before the Council meeting is convened

Please note that members of the public are encouraged to participate remotely through Zoom. Please visit the City’s website at https://cityofmauldin.org/your-government/meeting-minutes-agendas/ to access the meeting via audio and videoconferencing
PUBLIC HEARING: INDIGO POINT PUMP STATION ORDINANCE

1. Call to Order
   a. Welcome
   b. Invocation
   c. Pledge of Allegiance

2. Proclamations and Presentations
   a. Flag Football Proclamations- 8U, 10U, 12U [Pages 4-6]
   b. Ripple Fiber Presentation

3. Reading and Approval of Minutes
   a. City Council Meeting- June 17, 2024 [Pages 7-11]

4. Public Comment
   Mayor Merritt

5. Report from City Administrator
   Seth Duncan

6. Report from Standing Committees
   a. Finance and Policy (Chairperson Reynolds)
   b. Public Safety (Chairperson King)
   c. Public Works (Chairperson Kraeling)
   d. Economic Planning & Development (Chairperson Matney)
   e. Building Codes (Chairperson Steenback)
   f. Recreation (Chairperson Allgood)

7. Unfinished Business-
   Ordinances- 2nd Reading
   a. An Ordinance to provide for the annexation of a tract consisting of approximately 23.2 acres located at Conestee Road and Lakewood Drive (tax map parcels: M013.02-01-008.01 and M013.02-01-008.02) by one hundred percent petition method and to establish a zoning classification of S-1 for said tract [Pages 12-24]
b. Ordinance establishing Indigo Point Pump Station Fee [Pages 25-31]  

Chairman Reynolds

Committee of the Whole- None

8. New Business
Ordinances – 1st Reading

a. Adams Glen Pump Station Fee [Pages 32-42]  

Chairman Reynolds

Standing Committee Items- None

Committee of the Whole- None

9. Public Comment  

Mayor Merritt

10. Council Concerns  

Mayor Merritt

11. Call for Executive Session

a. Executive Session to consider economic development matters related to City Center Village, Project Anchorage and Bridgeway Station as allowed by State Statute Section 30-4-70(a)(2)

b. Possible action on items discussed in Executive Session

12. Adjournment  

Mayor Merritt
PROCLAMATION

WHEREAS, on Saturday, June 8, 2024, Mauldin Recreation’s 8U Flag Football All Star team won the South Carolina Athletic Program’s State Flag Football Championship in Rock Hill, South Carolina; and

WHEREAS, Mauldin’s 8U team was led by Coach Joseph Gantt and Assistant Coach Dominique Mosley and swept the City of Rock Hill, SC without a loss on the day;

WHEREAS, This is the first time that the Mauldin Recreation Flag Football program has won the SCAP State Flag Football Championship and the first time the program won in all age divisions competing; and

WHEREAS, Mauldin’s 8U All Star Team was comprised of Christophe Barrett, Logan Blue, Austin Brunt, Joseph Dillard II, Josiah Duck, Mason Gantt, Kaleb Knowlin, Kondraus Lewers Jr, Joziah Mosley, James Robinson, Greaton Sellers III, and Greyson Sullivan; and

WHEREAS, Mauldin’s 8U All Star Team won the championship through hard work, dedication and teamwork and with the support of their loving families and friends.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Terry Merritt, Mayor of the City of Mauldin, along with my fellow Councilmembers, do hereby recognize the coaches and players for their outstanding achievement and program success as 8U Flag Football State Champions on this 15th day of July, 2024.

________________________________________

Terry Merritt, Mayor
PROCLAMATION

WHEREAS, on Saturday, June 8, 2024, Mauldin Recreation’s 10U Flag Football All Star team won the South Carolina Athletic Program’s State Flag Football Championship in Rock Hill, South Carolina; and

WHEREAS, Mauldin’s 10U team was led by Coach Mark Steenback and Assistant Coach Joe Dreher and swept the City of Rock Hill, SC without a loss on the day;

WHEREAS, This is the first time that the Mauldin Recreation Flag Football program has won the SCAP State Flag Football Championship and the first time the program won in all age divisions competing; and

WHEREAS, Mauldin’s 10U All Star Team was comprised of Joel Allen, Jayden Dreher, Christian Earl, Ashton Gainey, Eli Gaskin, Christopher Harper, Cameron Henderson, Brentlee Latimer, Julien McMorris, Michael Moore, Cooper Steenback, and Camden Taylor; and

WHEREAS, Mauldin’s 10U All Star Team won the championship through hard work, dedication and teamwork and with the support of their loving families and friends.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Terry Merritt, Mayor of the City of Mauldin, along with my fellow Councilmembers, do hereby recognize the coaches and players for their outstanding achievement and program success as 10U Flag Football State Champions on this 15th day of July, 2024.

_______________________________________________
Terry Merritt, Mayor
PROCLAMATION

WHEREAS, on Saturday, June 8, 2024, Mauldin Recreation’s 12U Flag Football All Star team won the South Carolina Athletic Program’s State Flag Football Championship in Rock Hill, South Carolina; and

WHEREAS, Mauldin’s 12U team was led by Coach Edward Robinson and Assistant Coach Lee Davis and swept the City of Rock Hill, SC without a loss on the day;

WHEREAS, This is the first time that the Mauldin Recreation Flag Football program has won the SCAP State Flag Football Championship and the first time the program won in all age divisions competing; and

WHEREAS, Mauldin’s 12U All Star Team was comprised of Eli Bradberry, Preston Davis, Elijah Day, Curtis Duckett III, Josiah Harris, Michael Moore, Marcus Pate, Edward Robinson, Jhon-David Rojas, Barnard Sanders III, and Ryland Walton; and

WHEREAS, Mauldin’s 12U All Star Team won the championship through hard work, dedication and teamwork and with the support of their loving families and friends.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Terry Merritt, Mayor of the City of Mauldin, along with my fellow Councilmembers, do hereby recognize the coaches and players for their outstanding achievement and program success as 12U Flag Football State Champions on this 15th day of July, 2024.

________________________________________
Terry Merritt, Mayor
MINUTES
CITY OF MAULDIN
COUNCIL MEETING
JUNE 17, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD

Members present were Mayor Terry Merrit, Council members Carol King, Taft Matney, Jason Kraeling, Mark Steenback, Michael Reynolds and Frank Allgood.

Others present were City Attorney Evan Bramhall and City Administrator Seth Duncan

PUBLIC HEARING: FY 24 AMENDED BUDGET ORDINANCE- Mayor Merritt called the public hearing to order at 7:01 p.m. There were no public comments. The Mayor closed the public hearing at 7:04 p.m.

1. Call to Order
   a. Welcome- Mayor Merritt
   b. Invocation- Councilman Steenback
   c. Pledge of Allegiance- Councilman Steenback

2. Proclamations and Presentations
   None

3. Reading and Approval of Minutes
   a. City Council Meeting- May 20, 2024

      Motion: Councilman Matney made a motion to approve the minutes as distributed with Councilman Reynolds seconding.

      Vote: The vote was unanimous (7-0).

4. Public Comment- None

5. Report from City Administrator

   Mr. Duncan reported the City of Mauldin will host its first Juneteenth celebration on Saturday, June 22 from 2 to 6 p.m. at the Mauldin Cultural Center outdoor amphitheater. The free, family-friendly event will feature live performances, food trucks, market vendors and children’s activities in a celebration of Black history and culture that is intended for all community members to enjoy.

   The Mauldin Police Department Community Division will be hosting an event called Paws and Reflect throughout the month of July. MPD will collect donations such as food, toys, bedding, etc.. for animals in need. At the end of the event, the donations will be distributed to our K9
partner facilities that help MPD with the animals rescued in Mauldin. Donations boxes will be hosted in various public facilities throughout the City from July 1 - July 31 including City Hall, Sports Center and our new Fire Station Headquarters.

6. Report from Standing Committees
   a. Finance and Policy (Chairperson Reynolds)- Chairman Reynolds mentioned the three awards our Finance Department has recently received.
   b. Public Safety (Chairperson King)- Chairwoman King reported the Fire Department has received the Fire State South Carolina Award. 154 departments in the State have received the award. Chairwoman King welcomed Carson, who is interning in our Judicial Department.
   c. Public Works (Chairperson Kraeling)- No report
   d. Economic Planning & Development (Chairperson Matney)- Chairman Matney reported the summer camps at the Cultural Center are continuing. The new front steps at the Cultural Center are complete and have lighting for safety.
   e. Building Codes (Chairperson Steenback)- No report
   f. Recreation (Chairperson Allgood)- No report

7. Unfinished Business-
   Ordinances- 2nd Reading

   a. An Ordinance to rezone a property consisting of approximately 3.3 acres located at Miller Road (Tax Map Parcel #M002.01-02-002.00)

   **Motion:** Chairman Steenback made a motion to approve the ordinance on second reading. Councilman Matney seconded the motion.

   **Vote:** The vote was unanimous (7-0).

   b. An Ordinance to provide for the annexation of property owned by the City of Mauldin and located at Adams Mill Road (Tax Map Parcel: M006.02-01-035.01) by one hundred percent petition method; and to establish a zoning classification of R-15, residential, for said property

   **Motion:** Chairman Steenback made a motion to approve the ordinance on second reading. Councilwoman King seconded the motion.

   **Vote:** The vote was unanimous (7-0).

   c. An Ordinance to provide for the annexation of property owned by the City of Mauldin and located at Fowler Circle (Tax Map Parcel: M007.03-01-011.04) by one hundred percent petition method; and to establish a zoning classification of R-20, residential, for said property
Motion: Chairman Steenback made a motion to approve the ordinance on second reading. Councilman Matney seconded the motion.

Vote: The vote was unanimous (7-0).

d. An amendment to the Mauldin Land Development Regulations establishing procedures for subdivisions

Motion: Chairman Steenback made a motion to approve the ordinance on second reading. Councilman Matney seconded the motion.

Vote: The vote was unanimous (7-0).

e. Ordinance 2023-2024 Budget Amendment

Motion: Chairman Reynolds made a motion to approve the ordinance on second reading. Councilwoman King seconded the motion.

Vote: The vote was unanimous (7-0).

f. Ordinance 2024-2025 Budget

Motion: Chairman Reynolds made a motion to approve the ordinance on second reading. Councilwoman King seconded the motion.

Chairman Reynolds thanked everyone for their participation in preparing this budget.

Vote: The vote was unanimous (7-0).

Committee of the Whole-

Motion: Councilman Matney made a motion to consider this next item informally with Councilwoman King seconding.

Vote: The vote was unanimous (7-0).

g. Ordinance for Duke Energy Easement

Mr. Duncan asked that this ordinance be held on the table as the item is not ready for second reading.

Motion: Councilman Matney made a motion to hold this item on the floor. Councilman Kraeling seconded the motion.
Vote: The vote was unanimous (7-0).

8. New Business
   Ordinances – 1st Reading

Before this item could be considered, Councilman Matney recused himself due to a business relationship with one of the parties. He left the Council Chambers.

a. An Ordinance to provide for the annexation of a tract consisting of approximately 23.2 acres located at Conestee Road and Lakewood Drive (tax map parcels: M013.02-01-008.01 and M013.02-01-008.02) by one hundred percent petition method and to establish a zoning classification of S-1 for said tract

   Motion: Chairman Steenback made a motion to approve the ordinance on first reading. Councilman Kraeling seconded the motion.

   Vote: The vote was unanimous (6-0).

   Councilman Matney rejoined the meeting.

b. Indigo Point Pump Station Fee

   Motion: Chairman Reynolds made a motion to approve the ordinance on first reading. Councilman Kraeling seconded the motion.

   Vote: The vote was unanimous (7-0).

Standing Committee Items

c. Appointments to Planning Commission and Zoning Board of Appeals

   Motion: Chairman Steenback made a motion to approve the appointments. Councilman Matney seconded the motion.

   Vote: The vote was unanimous (7-0).

d. Resolution to Donate Hand Tools to Golden Strip Career Center Fire Program

   Motion: Chairwoman King made a motion to approve this resolution. Councilman Reynolds seconded the motion.

   Vote: The vote was unanimous (7-0).
Committee of the Whole

Motion: Councilman Matney made a motion to consider this item informally with Councilman Kraeling seconding.

Vote: The vote was unanimous (7-0).

e. Memorandum of Agreement with SCDOT for utility relocation

Motion: Councilman Kraeling made a motion to adopt the memorandum of agreement with Councilman Allgood seconding.

Vote: The vote was unanimous (7-0).

9. Public Comment- None

10. Call for Executive Session

a. Executive Session to consider an economic development matter related to City Center Village as allowed by State Statute Section 30-4-70(a)(2)

Motion: Councilman Matney made a motion to go into executive session with Councilman Steenback seconding.

Vote: The vote was unanimous (7-0).

Mayor Merritt called the meeting back to order at 8:35 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

b. Possible action on items discussed in Executive Session- None

11. Council Concerns- None

12. Adjournment- Mayor Merritt adjourned the meeting at 8:36 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk
CITY COUNCIL
AGENDA ITEM

MEETING DATE: July 15, 2024
AGENDA ITEM: 7a
ITEM TYPE: Annexation

TO: City Council
FROM: Business & Development Services Director, David C. Dyrhaug
SUBJECT: Annexation of 23.2 acres at Conestee Rd and Lakewood Dr

OWNER(S): MetroConnects
TAX MAP #(#S): M013.02-01-008.01 & M013.02-01-008.02
LOCATION: At Conestee Road and Lakewood Drive
CURRENT ZONING: S-1/R-S (County)
REQUESTED ZONING: S-1, Trades and Commercial Services
SIZE OF PROPERTY: Approx. 23.2 acres
CONTIGUITY: This tract touches the City at the intersection of Lakewood Drive and Plant Drive Extension.

REQUEST

The City of Mauldin has received signed petitions requesting the annexation of two parcels of land pursuant to South Carolina Code of Laws Section 5-3-150. This prospective annexation includes approximately 23.2 acres at Conestee Road and Lakewood Drive. The applicant is proposing to use the property consistent with the uses allowed in the S-1 district.

PLANNING AND ZONING

About the S-1 District

The S-1 district is established to provide a transition between commercial and industrial districts while restricting any noxious odor, fumes, smoke, dust, or noise. The types of uses that are allowed in this district include service-related uses, warehousing uses, and light industries.

Comprehensive Plan Designation

This tract is designated for multi-family residential on the Future Land Use Map in the Comprehensive Plan. This designation consists of apartments and condominiums. This tract is also located along a regional

12
corridor depicted on the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan indicates that regional corridors are appropriate for the most intense commercial uses.

**Surrounding Development/Zoning**

These properties are surrounded by the following zoning and land uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District(s)</th>
<th>Existing Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>S-1 (County)</td>
<td>Warehouse park, warehouse uses</td>
</tr>
<tr>
<td>South</td>
<td>R-S (County)</td>
<td>Rural residential</td>
</tr>
<tr>
<td>East</td>
<td>S-1/R-S (County)</td>
<td>Warehouse uses, rural residential</td>
</tr>
<tr>
<td>West</td>
<td>R-S (County)</td>
<td>Reedy River Missionary Baptist Church</td>
</tr>
</tbody>
</table>

**Summary**

One of the subject parcels is already zoned S-1. This is consistent with majority of properties that front this section of W. Butler Road/Mauldin Road. The petitioner is requesting that the second parcel be zoned S-1 just like the current zoning of the other subject parcel.

**CONTINUITY**

This tract is contiguous to the City of Mauldin at the intersection of Lakewood Drive and Plant Street Extension. See illustration on boundary survey below. The applicant’s attorney has opined that this tract is contiguous to the City limits at the intersection of Lakewood Drive and Plant Street Extension. The City Attorney has concurred with this opinion.

**TIMELINE**

In May of 2024, staff received the signed petition for the annexation of this parcel.
On June 3, 2024, the Building Codes Committee voted 2-0 to forward this annexation to City Council with a recommendation of approval.

**STAFF RECOMMENDATION**

This annexation presents an opportunity to extend the City’s footprint to Conestee Road. Staff recommends approval of this annexation petition.

**ATTACHMENTS**

Annexation Ordinance (maps and petitions attached therein)
ORDINANCE ___-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A TRACT CONSISTING OF APPROXIMATELY 23.2 ACRES LOCATED AT CONESTEE ROAD AND LAKEWOOD DRIVE (TAX MAP PARCELS: M013.02-01-008.01 & M013.02-01-008.02) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 FOR SAID TRACT

WHEREAS, an Annexation Petition, attached hereto as Exhibit 3, has been filed with the City of Mauldin requesting that two parcels of real property containing 23.2 acres, more or less, located at Conestee Road and Lakewood Drive, which is more particularly depicted in Exhibit 1 attached hereto, be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed as depicted in Exhibit 1, is contiguous to the City of Mauldin, which contiguity is more particularly depicted in Exhibit 2 attached hereto; and,

WHEREAS, the petitioner constitutes one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of S-1, Trades and Commercial Services, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The real property depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of W. Butler Road, Conestee Road and Lakewood Drive along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned right-of-way is also hereby annexed into the corporate limits of the City of Mauldin effective immediately upon second reading of this ordinance.
3. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned S-1, Trades and Commercial Services.

4. STORMWATER MANAGEMENT STANDARDS: Whereas the petitioner has already commenced the design for the development of this tract in accordance with Greenville County stormwater management requirements and standards for construction in unincorporated areas, the petitioner is authorized to continue to design to these standards for any land disturbance permit issued within twelve (12) months of annexation.

____________________________________
Terry Merritt, Mayor

ATTEST:

________________________________________
Cindy Miller, Municipal Clerk

First Reading: _________________________
Second Reading: _______________________

Approved as to Form:

________________________________________
City Attorney
Annexation of Property at Conestee Road

Subject Properties
TM #M013.02-01-008.01 & #M013.02-01-009.02
Zone Assignment: S-1

Legend

Tax Parcel selection
Tax Parcel
Municipal Boundary

Created on: May 29, 2024
Reproduction of this map is prohibited without permission from the City of Mauldin.

DISCLAIMER: The information contained herein is for reference purposes only. The City of Mauldin makes no warranty, express or implied, nor any guarantee as to the information provided herein. The City of Mauldin explicitly disclaims all presentations and warranties. The City of Mauldin assumes no liability for any errors, omissions, or inaccuracies in the information provided herein.
EXHIBIT 2 - CONTIGUITY

This tract is contiguous to the City of Mauldin at the intersection of Lakewood Drive and Plant Street Extension.
EXHIBIT 3 – PETITION

PETITION FOR ANNEXATION OF REAL PROPERTY OWNED
BY METROPOLITAN SEWER SUBDISTRICT, AND
LOCATED AT CONESTEE ROAD INTO THE CITY OF
MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Metropolitan Sewer Subdistrict, is the sole owner [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a parcel of real property in Greenville County containing approximately 16.15 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex their property consisting of 16.15 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioner also hereby petitions to assign their property the zoning classification of S-1, Trades and Commercial Services, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 24th day of May, 2024, before the first signature below is attached.

The Petitioner requests that the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of S-1, Trades and Commercial Services.

Date

May 28, 2024

METROPOLITAN SEWER SUBDISTRICT

The undersigned represents that he/she has authority to bind this entity to this petition, and no other signatures are needed.

By: Carol C. Elliott

Name: Carol C. Elliott

Title: General Manager

Witness

Witness
EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying, and being in the State of South Carolina, County of Greenville, containing 16.15 acres, more or less, on Conestee Road, shown upon a boundary survey prepared by Thomas & Hutton, dated December 5, 2023, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1485 at Page 23. Reference to said plat hereby made for a metes and bounds description thereof.
PETITION FOR ANNEXATION OF REAL PROPERTY OWNED
BY METROPOLITAN SEWER SUBDISTRICT, AND
LOCATED AT LAKEWOOD DRIVE INTO THE CITY OF
MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioner, Metropolitan Sewer Subdistrict, is the sole owner (freeholder owning
one hundred (100%) percent of the assessed value of real property in the area proposed to
be annexed) of a parcel of real property in Greenville County containing approximately
7.06 acres, more particularly described in the property description attached hereto marked
as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioner hereby petitions to annex their property consisting of 7.06 acres, which
is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin.
Petitioner also hereby petitions to assign their property the zoning classification of S-1,
Trades and Commercial Services, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C.
Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent
(100%) method.

This Petition is dated this ___ ___ day of ___ ___ , 2024, before the first
signature below is attached.

The Petitioner requests that the tract described above and shown on the attached
Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the
tracts the zoning classification of S-1, Trades and Commercial Services.

June 6 __________ , 2024
Date

METROPOLITAN SEWER SUBDISTRICT
The undersigned represents that he/she has authority to bind this entity to this petition, and no other
signatures are needed.

By: ___________________________  ___________________________  
Name: Carol L Ellison  Carolyn J Sanders
Title: General Manager  Witness

Witness: ___________________________  
_________________________
EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying, and being in the State of South Carolina, County of Greenville, containing 7.06 acres, more or less, on Lakewood Drive, shown upon a boundary survey prepared by Thomas & Hutton, dated April 23, 2024. Reference to said plat hereby made for a metes and bounds description thereof.
EXHIBIT B

Annexation of Metro Property at Lakewood Drive

Legend

Subject Property
Pending Annexation
Tax Parcel
Municipal Boundary

Created on May 24, 2023
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CITY COUNCIL
AGENDA ITEM

MEETING DATE:  July 15, 2024

AGENDA ITEM:  7b

TO:  City Council

FROM:  Seth Duncan, City Administrator

SUBJECT:  Ordinance: Indigo Point Pump Station Fee

REQUEST

Council is being asked to approve an Ordinance to establish a Pump Station Fee on an additional parcel at Indigo Pointe subdivision.

HISTORY/BACKGROUND

In 2020, Mauldin City Council established an ordinance to assess a fee on an annual basis to developed parcels contained within the Indigo Point subdivision for the purpose of maintaining certain sewer capital improvements, including a sewer pump station. The final development plan of this subdivision will consist of 223 detached single-family lots and 92 townhome lots. The initial fee was set at $135 in Fiscal Year 2020-2021, then lowered to $100 in FY 2021-2022, and $73.00 in FY 2022-2023. In FY 2023-2024, the City added the fee to an additional 93 parcels, and now needs to add one more for the subdivisions pool and clubhouse. The pool and clubhouse, which is located on parcel 176, was not included in Ordinance 974 adopted in June 2021 due to the fact that the pool and clubhouse had not been built. This will constitute the final parcel to be assessed a pumpstation fee in Indigo Point.

ANALYSIS or STAFF FINDINGS

Staff is presenting an Ordinance that will add the Pump Station Fee to the final lot in Indigo Point and maintain the fee at $73.00 per year. The fee will be assessed annually on the property tax bill.

FINANCIAL IMPACT

Expenses for the maintenance and operation of the Indigo Pointe pump station are included in the FY2024-2025 Budget and would be offset by the revenue collected.

RECOMMENDATION

Staff recommends Council approval of the Ordinance.

ATTACHMENT(S)

- Ordinance establishing Pump Station Fee on affected parcel
- Plat for Parcel 176
AN ORDINANCE

ESTABLISHING A SEWER PUMP STATION FEE FOR AN ADDITIONAL PARCEL OF THE INDIGO POINT DEVELOPMENT.

WHEREAS, the City of Mauldin, South Carolina (the “City”), a body corporate and politic and a municipal corporation of the State of South Carolina, operates a sewer collection system that serves residents in the City;

WHEREAS, the City has previously entered into a Sewer Infrastructure Agreement (the “Agreement”) dated October 9, 2019 with IBI Forrester, LLC (the “Owner”) whereby the Owner agreed to acquire and install, at its expense, certain sewer capital improvements, including a sewer pump station (collectively, the “Sewer Infrastructure”) as part of its developing an approximately 90 acre tract of land in the City into a residential development consisting of approximately 315 parcels, containing approximately 223 detached single-family lots and 92 townhome lots once completed over one or more phases to be known as Indigo Point (the “Development”);

WHEREAS, pursuant to the Agreement, the Sewer Infrastructure, upon completion, was donated to the City, and the City owns and operates the Sewer Infrastructure;

WHEREAS, operating and maintaining the Sewer Infrastructure, as well as capital improvements related to the Sewer Infrastructure, result in the City incurring additional expenses, which the City has determined to fund through the establishment of a sewer pump station fee (the “Pump Station Fee”) to be assessed only on the real property parcels (the “Parcels”) in the Development, which descriptions of the Parcels are attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, on June 15, 2020 the City enacted an ordinance (the “2020 Ordinance”) establishing a Pump Station Fee on certain parcels in the Development, as more particularly described in the 2020 Ordinance;

WHEREAS, on June 21, 2021 the City enacted an ordinance (the “2021 Ordinance”) establishing a Pump Station Fee on certain additional parcels in the Development, as more particularly described in the 2021 Ordinance;

WHEREAS, on June 20, 2022 the City enacted an ordinance (the “2022 Ordinance”) establishing a Pump Station Fee on certain additional parcels in the Development and on certain other parcels, as more particularly described in the 2022 Ordinance;

WHEREAS, on June 17, 2023 the City enacted an ordinance (the “2023 Ordinance”) establishing a Pump Station Fee on certain additional parcels in the Development and on certain other parcels, as more particularly described in the 2023 Ordinance;

WHEREAS, the Developer has created an additional Parcel on the Development which have been incorporated into the Development and will now be assessed a Pump Station Fee pursuant to the terms of this Ordinance;

WHEREAS, pursuant to Section 6-1-330 of the Code of Laws of South Carolina, 1976, as amended, the City desires to establish and revise whenever it so wishes or may be required a Pump Station Fee, the revenues of which will be used for the operation, maintenance, renovation and repair of the Sewer Infrastructure as well as the acquisition and construction of related capital improvements;
WHEREAS, given the small number of Parcels in the Development on which the Pump Station Fee will be assessed, having the Pump Station Fee collected by the third-party water provider that currently collects the City’s sewer collection fee is impractical and not cost effective;

WHEREAS, on June __, 2024 the City caused to be published a notice of public hearing in the Greenville News informing the public of the public hearing to be held at the July 17, 2023 City Council meeting;

WHEREAS, on July 15, 2024 the City Council conducted a public hearing on the establishment of the Pump Station Fee, allowing Parcel owner(s) and the public an opportunity to appear and be heard in person or by counsel before the City Council, prior to the enactment of this Ordinance, at which public hearing the Pump Station Fee was presented, discussed, and made available to the public for inspection; and

WHEREAS, this Ordinance has been approved by a positive majority of the City Council following such public hearing;

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

SECTION 1. Establishment of Pump Station Fee

The City hereby enacts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcel in the Development set forth on the attached Exhibit A in the amount of $73.00 per Parcel per year (in addition to all other Parcels in the Development currently subject to the Pump Station Fee pursuant to City Ordinance). The Pump Station Fee will be due annually and assessed on each Parcel owner’s real property tax bill. The City will inform Greenville County of the amount of the Pump Station Fee in order for Greenville County to place the Pump Station Fee on the Parcels’ real property tax bills.

SECTION 2. Authorization

The Mayor and the City Administrator, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the establishment and implementation of the Pump Station Fee including entering into any agreements as may be needed for the collection of such Fee.

SECTION 3. Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. Repealing Clause

All ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistencies.
DONE IN MEETING DULY ASSEMBLED, this 15th day of July, 2024.

CITY OF MAULDIN, SOUTH CAROLINA

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

First Reading: June 17, 2024
Second Reading: July 15, 2024
Public Hearing: July 15, 2024
EXHIBIT A

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

INDIGO POINT SUBDIVISION

The following Parcels more particularly described on the attached Plat are subject to the Sewer Pump Station Fee:

Plat #1 – Parcel Numbers
176
STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

CERTIFICATE OF ORDINANCE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my Hand this 15th day of July, 2024.

________________________________________
City Clerk
City of Mauldin, South Carolina

First Reading: July 15, 2024
Second Reading: August 19, 2024
Public Hearing: August 19, 2024
CITY COUNCIL
AGENDA ITEM

MEETING DATE: July 15, 2024

AGENDA ITEM: 8a

TO: City Council

FROM: Seth Duncan, City Administrator

SUBJECT: Ordinance: Adams Glen Pump Station Fee

REQUEST

Council is being asked to approve an Ordinance to establish a Pump Station Fee for parcels that have been platted at the Adams Glen subdivision.

HISTORY/BACKGROUND

The Adams Glen subdivision is being built along Ashmore Bridge Road near Ranch Road. The community will consist of 273 developed parcels at full buildout and is being built by DR Horton. The developer recently platted Phase 1 consisting of 165 lots. The pumpstation has been installed by the developer, is still under warranty, but has been handed over to the City of operation.

As per our policy, subdivisions requiring the use of a pumpstation are assessed an annual fee for the operation, maintenance and future capital needs of the pumpstation. An ordinance to adopt an initial fee is being presented to Council for consideration.

ANALYSIS or STAFF FINDINGS

Staff is presenting an Ordinance that will add a Pump Station Fee to the platted lots in Adams Glen and maintain the fee at $122 per year. The fee will be assessed annually on the property tax bill and may be adjusted annually to account for additional parcel development or changes in operating costs.

FINANCIAL IMPACT

Expenses for the maintenance and operation of the Adams Glen pump station are included in the FY2024-2025 Budget and would be offset by the revenue collected.

RECOMMENDATION

Staff recommends Council approval of the Ordinance.

ATTACHMENT(S)

- Ordinance establishing Pump Station Fee
- Exhibit with affected parcels
AN ORDINANCE

ESTABLISHING A SEWER PUMP STATION FEE FOR PARCELS OF THE ADAMS GLEN SUBDIVISION DEVELOPMENT.

WHEREAS, the City of Mauldin, South Carolina (the “City”), a body corporate and politic and a municipal corporation of the State of South Carolina, operates a sewer collection system that serves residents in the City;

WHEREAS, the City has approved the development of a subdivision on Ashmore Bridge Road by DR Horton (the “Owner”) whereby the Owner agreed to acquire and install, at its expense, certain sewer capital improvements, including a sewer pump station (collectively, the “Sewer Infrastructure”) as part of its developing an approximately 101 acre tract of land in the City into a residential development consisting of approximately 273 parcels, once completed over one or more phases to be known as Adams Glen (the “Development”);

WHEREAS, the Sewer Infrastructure, upon completion, was donated to the City, and the City owns and operates the Sewer Infrastructure;

WHEREAS, operating and maintaining the Sewer Infrastructure, as well as capital improvements related to the Sewer Infrastructure, result in the City incurring additional expenses, which the City has determined to fund through the establishment of a sewer pump station fee (the “Pump Station Fee”) to be assessed only on the real property parcels (the “Parcels”) in the Development, which descriptions of the Parcels are attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the Developer has created an additional Parcel on the Development which have been incorporated into the Development and will now be assessed a Pump Station Fee pursuant to the terms of this Ordinance;

WHEREAS, pursuant to Section 6-1-330 of the Code of Laws of South Carolina, 1976, as amended, the City desires to establish and revise whenever it so wishes or may be required a Pump Station Fee, the revenues of which will be used for the operation, maintenance, renovation and repair of the Sewer Infrastructure as well as the acquisition and construction of related capital improvements;

WHEREAS, given the small number of Parcels in the Development on which the Pump Station Fee will be assessed, having the Pump Station Fee collected by the third-party water provider that currently collects the City’s sewer collection fee is impractical and not cost effective;

WHEREAS, on July __, 2024 the City caused to be published a notice of public hearing in the Greenville News informing the public of the public hearing to be held at the August 19, 2024 City Council meeting;

WHEREAS, on August 19, 2024 the City Council conducted a public hearing on the establishment of the Pump Station Fee, allowing Parcel owner(s) and the public an opportunity to appear and be heard in person or by counsel before the City Council, prior to the enactment of this Ordinance, at which public hearing the Pump Station Fee was presented, discussed, and made available to the public for inspection; and

WHEREAS, this Ordinance has been approved by a positive majority of the City Council following such public hearing;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. Establishment of Pump Station Fee

The City hereby enacts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcel in the Development set forth on the attached Exhibit A in the amount of $122 per Parcel per year. The Pump Station Fee will be due annually and assessed on each Parcel owner’s real property tax bill. The City will inform Greenville County of the amount of the Pump Station Fee in order for Greenville County to place the Pump Station Fee on the Parcels’ real property tax bills.

SECTION 2. Authorization

The Mayor and the City Administrator, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the establishment and implementation of the Pump Station Fee including entering into any agreements as may be needed for the collection of such Fee.

SECTION 3. Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. Repealing Clause

All ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistencies.
DONE IN MEETING DULLY ASSEMBLED, this 19th day of August, 2024.

CITY OF MAULDIN, SOUTH CAROLINA

________________________________________
Mayor

ATTEST:

________________________________________
City Clerk

APPROVED AS TO FORM:

________________________________________
City Attorney

First Reading:    July 15, 2024
Second Reading:   August 19, 2024
Public Hearing:   August 19, 2024
EXHIBIT A

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

ADAMS GLEN SUBDIVISION

The following Parcels more particularly described on the attached Plat are subject to the Sewer Pump Station Fee:

**Plat #2021-153 Phase 1**
1-12
31-80
125-138
160-248
I, the undersigned, City Clerk of the City of Mauldin, South Carolina (the “City”) DO HEREBY CERTIFY:

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

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

IN WITNESS WHEREOF, I have hereunto set my Hand this 15th day of July, 2024.

__________________________
City Clerk
City of Mauldin, South Carolina

First Reading: June 17, 2024
Second Reading: July 15, 2024
Public Hearing: July 15, 2024