



CITY COUNCIL MEETING AGENDA

**MONDAY, JUNE 15, 2026, 7:00 P.M.
CITY HALL - COUNCIL CHAMBERS
5 EAST BUTLER ROAD, MAULDIN, SC 29662**

COUNCIL MEMBERS

Mayor

Terry Merritt

Council Members

Taft Matney, Carol King, Jason Kraeling, Michael Reynolds, Frank Allgood and Mark Steenback

AGENDA

1. Call to Order

- a. Welcome
- b. Invocation
- c. Pledge of Allegiance

2. Proclamations and Presentations

- a. MTC Federal Credit Union Proclamation [Page 3]

3. Reading and Approval of Minutes

- a. May 18, 2026 [Pages 4-9]]

4. Public Comment (Agenda Items)

- a. FY26 Budget Amendment Public Hearing [Pages 10-11]
- b. Comprehensive Plan Public Hearing [Pages 10-11]
- c. Sewer Pump Station Fee Public Hearing [Pages 10-11]

5. Report from City Administrator

6. Report from Standing Committees

- | | |
|--------------------------------------|--------------------|
| a. Economic Planning and Development | Chairman Matney |
| b. Public Safety | Chairwoman King |
| c. Public Works | Chairman Kraeling |
| d. Finance and Policy | Chairman Reynolds |
| e. Recreation | Chairman Allgood |
| f. Business and Development Services | Chairman Steenback |

All meetings are streamed live at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/>.

A quorum of Council will be present.



7. Unfinished Business

Ordinances 2nd Reading

Finance & Policy (Reynolds)

- a. An Ordinance to amend appropriations for the fiscal year beginning July 1, 2025 and ending June 30, 2026. [Pages 12-16]
- b. An ordinance to provide appropriations for the fiscal year beginning July 1, 2026 and ending June 30, 2027. [Pages 17-20]
- c. Ordinance establishing a sewer pump station fee for parcels of the Hawk Haven subdivision, and for additional parcels of the Adams Glen and Amaris subdivisions, and reestablishing the pump station fee for Indigo Point, The Retreat, Deer Ridge and parts of the Pine Forest subdivision. [Pages 21-38]

Economic Planning & Development (Matney)

- d. An amendment to Article IV (“fireworks”) of Chapter 20 (fire prevention and protection) of the Mauldin code of ordinances, so as to revise the permitting and oversight process for public fireworks displays. [Pages 39-41]

8. New Business

Ordinances 1st Reading

Business and Development Services (Steenback)

- a. Comprehensive Plan adoption. [Pages 42-46]

Standing Committee Items

Public Safety (King)

- b. Fire MOU for Automatic Aid Agreement [Pages 47-53]

Committee of the Whole

Finance and Policy (Reynolds)

- c. GCRA Cooperative Agreement and Resolution [Pages 54-65]

9. Public Comment (Non-Agenda Items)

10. Council Concerns

11. Adjournment

PROCLAMATION

MTC Federal Credit Union

WHEREAS, MTC Federal Credit Union, headquartered in Mauldin, South Carolina, has proudly served its members and community for fifty years; and

WHEREAS, since its founding, MTC Federal Credit Union has remained dedicated to improving the financial well-being of individuals and families while fostering trust and integrity; and

WHEREAS, MTC Federal Credit Union helped to strengthen communities through volunteerism, charitable giving, and the work of the MTC Federal Foundation; and

WHEREAS, MTC Federal Credit Union launched its “50K for 50 Years” campaign, supporting partners that make a meaningful difference in the lives of others; and

WHEREAS, this 50th anniversary marks the conclusion of the distinguished tenure of Chief Executive Officer Bill Love and the beginning of the leadership of Kimberly Witt, who will lead the credit union into the future;

NOW, THEREFORE, BE IT PROCLAIMED that we hereby congratulate MTC Federal Credit Union on the celebration of its 50th Anniversary and offer best wishes to outgoing CEO Bill Love and new CEO Kimberly Witt.

IN WITNESS WHEREOF, we have hereunto set our hands and caused this Proclamation to be issued this ____ day of _____, 2026.

Terry Merritt, Mayor



**MINUTES
CITY COUNCIL MEETING
MONDAY, MAY 18, 2026, 7PM
CITY HALL - COUNCIL CHAMBERS**

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

City Attorney Daniel Hughes, City Administrator Seth Duncan, and Assistant City Administrator Greg Saxton were also present.

1. Call to Order

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Allgood
- c. Pledge of Allegiance- Councilman Allgood

2. Proclamations and Presentations

- a. American Legion Presentation of 2025 Police Officer and Firefighter of the Year

The Second Vice Commander of the Mauldin American Legion Post presented Justin Keller with an award for 2025 Firefighter of the Year and Sgt. Riley Embree with an award for 2025 Police Officer of the Year.

- b. Bianca Connell Proclamation- Mayor Merritt presented Ms. Connell with a plaque and a proclamation for her achievements at Mauldin High School.
- c. MHS Cadet Color Guard Proclamation- Mayor Merritt presented the MHS Cadet Color Guard with a proclamation and team member certificates.
- d. Lupus Proclamation- Mayor Merritt read the proclamation

3. Reading and Approval of Minutes

- a. April 20, 2026- The minutes were approved by unanimous consent.

4. Public Comment (Agenda Items)- None

- a. FY27 Budget Public Hearing
Mayor Merritt opened the public hearing for the FY 27 budget at 7:25 p.m. There were no comments. The public hearing was closed at 7:27 p.m.

5. Report from City Administrator

Amp'd Up Fridays will be held every Friday night starting May 29th until July 31st at the Mauldin Amphitheater. All concerts are free to attend.

Memphis will have its final weekend at the Mauldin Cultural Center this week.

The Memorial Day ceremony will be held Monday, May 25th at 11am at the Cultural Center.

The Mauldin Mayos are a collegiate summer wood bat baseball team competing in the Palmetto State League. Their home opener is scheduled for June 4th and will be held at Mauldin High School stadium.

Edifice Construction is nearing completion of Phase I at GE Vernova Park, the City's multi-use entertainment venue and stadium at Bridgeway Station. Phase I will include the stadium's core elements including the field, stands, seats, scoreboard, lights, fencing and east concessions building. Substantial completion of those elements is expected by the end of the month.

Phase II is underway with the pouring of foundations of the west building. The west building will feature team facilities and locker rooms, a team store, concessions, restrooms, suites, and press box. Substantial completion of Phase II is expected later this year or early next year.

Opening night is 16 days away. In addition to Edifice's work to get the stadium ready, the City along with our partners at Greenville Pro Soccer and Bridgeway Station are placing the final touches on the opening night's traffic and parking plan. In addition to Bridgeway Station's recent parking lot expansion which saw the creation of more than 400 new spots, Greenville Pro Soccer has secured an additional 1,800 parking spots along Holland Road and East Butler Road. GPS will manage game day visitor traffic and parking through the use of their long-time parking vendor and security vendor, EPI, and with the aid of Mauldin Police Department. GPS will be releasing more information about parking and traffic management later this week along with maps and graphics prior to June 3rd.

On opening night, EPI will staff parking lots and pedestrian access areas while MPD will manage the flow of traffic along Bridges Road at I-385, Bridgeway Blvd, and Holland Road. MPD will be deploying a sizable number of officers to support opening night's pre-game festivities, during the game, and at dismissal. Officers will direct traffic at all major intersections near the stadium and at designated pedestrian crossings. Those attending are encouraged to review the traffic and parking information that will be provided with the advance purchase of tickets or by visiting GEVernovaPark.com. The City will also be sharing information for those attending, visiting Bridgeway Station, or just trying to get home on our social media accounts.

Kickoff is expected at 7:36pm with pre-game festivities starting at 5pm and fireworks display after the game.

6. Report from Standing Committees

- a. Economic Planning and Development- None
- b. Public Safety- Chairwoman King mentioned the 23 firefighters who were honored at the recent cardiac save program. The fundraising gala held for the Special Olympics last week raised over \$60,000. The goal was to raise \$30,000.
- c. Public Works- None
- d. Finance and Policy- None
- e. Recreation-None
- f. Business and Development Services- None

7. Unfinished Business

Ordinances 2nd Reading

Business & Development Services (Steenback)

- a. An amendment to Ordinance #1065 (Rezoning of a 25.8-acre tract at Fork Shoals Road and Ashmore Bridge Road) to adjust the effective date therein.

Motion: Chairman Steenback made a motion to consider this item on second reading with Councilman Matney seconding.

Vote: The vote was 4-3 with Councilman Kraeling, Councilman Allgood and Chairman Steenback dissenting.

- b. An amendment to Ordinance #1066 (Annexation of a 7.2-acre tract at 1330 Fork Shoals Road) to adjust the effective dates therein.

Motion: Chairman Steenback made a motion to consider this item on second reading with Councilman Matney seconding.

Vote: The vote was 5-2 with Councilman Kraeling and Chairman Steenback dissenting.

8. New Business

Ordinances 1st Reading

Finance & Policy (Reynolds)

- a. An Ordinance to amend appropriations for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Motion: Chairman Reynolds made a motion to accept this ordinance on first reading with Councilman Steenback seconding.

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

- b. An ordinance to provide appropriations for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

Motion: Chairman Reynolds made a motion to accept this ordinance on first reading with Councilman Allgood seconding.

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

- c. Ordinance establishing a sewer pump station fee for parcels of the Hawk Haven subdivision, and for additional parcels of the Adams Glen and Amaris subdivisions, and reestablishing the pump station fee for Indigo Point, The Retreat, Deer Ridge and parts of the Pine Forest subdivision.

Motion: Chairman Reynolds made a motion to accept this ordinance on first reading with Councilman Kraeling seconding.

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

Economic Planning & Development (Matney)

- d. An amendment to Article IV (“fireworks”) of Chapter 20 (fire prevention and protection) of the Mauldin code of ordinances, so as to revise the permitting and oversight process for public fireworks displays.

Motion: Chairman Matney made a motion to accept this ordinance on first reading with Councilwoman King seconding.

Councilman Allgood asked about the inclusion of drone shows in the ordinance. Chairman Matney said this was discussed in committee but it was decided since the FAA provides the oversight and application process for drones, it did not need to be included in the City’s ordinance.

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

Standing Committee Items

Public Safety (King)

- e. Clemson University Mutual Aid Agreement & Contract.

Motion: Chairwoman King made a motion to accept this contract with Councilman Kraeling seconding.

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

f. MOU for Law Enforcement Services at Special Events.

Motion: Chairwoman King made a motion to accept this document with Councilman Kraeling seconding.

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

Committee of the Whole

Motion: Councilwoman King made a motion to consider these next two items via the informal method with Councilman Kraeling seconding.

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

Public Safety (King)

g. Administrative Judge Appointment

Motion: Chairwoman King made a motion to accept the appointment of Erika Stinson as Chief Administrative Judge. Councilman Reynolds seconded the motion.

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

Public Works (Kraeling)

h. GLDTC 619 – Miller Road Sidewalk Additional Funding

Motion: Chairman Kraeling made a motion to accept this agreement with Councilwoman King seconding.

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

9. Public Comment (Non-Agenda Items)- None

10. Council Concerns

Councilman Matney asked for thoughts for the families of Officers D.J. Keller and Ashley Munoz.

11. Call for Executive Session

Motion: Councilman Matney made a motion to adjourn into executive session for the items listed below. Councilman Steenback seconded the motion.

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

Executive Session to consider the following items as allowed by State Statute 30-4-70(a)(2)

- a. Project Bunker
- b. Mauldin Stadium at Bridgeway Station
- c. City Center Village Redevelopment
- d. Receipt of legal advice on matters covered by attorney-client privilege related to regulations on public property.

Mayor Merritt called the meeting back to order at 9:31 p.m. Councilman Matney reported no decisions were made and no action taken in executive session.

Immediately Following Executive Session

Possible action on items discussed in Executive Session

Motion: Councilman Matney made a motion to approve the incentive agreement with PAR Greenville LLC as presented during Executive Session and authorize the Mayor and or his designee to execute the agreement. Councilwoman King seconded the motion.

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

12. Adjournment- Mayor Merritt adjourned the meeting at 9:33 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 4 a-c

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Public Hearings

City Council will hold three Public Hearings for the purpose of receiving public comments, if any, on the items noted below. Notice of these Public Hearings were published in a newspaper of general circulation for our community as required by law.

Public Hearings

4(a) FY26 Budget Amendment

The first Public Hearing is to receive comments regarding the FY2026 Budget Amendment as drafted by staff. Throughout the year Council approves various expenditures, projects, and grants to support the operations of the City. Staff has accumulated all budgetary changes to present in one amendment to more accurately reflect funds received and expended throughout the fiscal year. This year's budget amendment revenues and expenditures mostly relate to the City's Opioid Recovery Fund Program, Bond Proceeds and donations for GE Vernova Park, and the City's \$2 million road paving project.

	FY 2026 Adopted Revenues/Expenditures	FY 2026 Amended Revenues/Expenditures
General Fund	\$25,365,250	\$25,365,250
MCIP Fund	\$260,000	\$260,000
Mauldin Public Facilities Fund	\$597,500	\$597,500
Capital Projects Fund	\$1,357,500	\$6,357,500
Capital Projects Transportation Fund	\$751,500	\$2,751,500
Sewer Fund	\$1,462,500	\$1,537,500
Hospitality & Accommodations Fund	\$2,407,500	\$2,407,500
ARPA Fund	\$0	\$0
Victim Advocate Fund	\$15,000	\$15,000
Grants Fund	\$309,000	\$5,288,773
Health Fund	\$2,174,000	\$2,174,000
Fire Fund	\$6,244,500	\$6,244,500
Sports Center Fund	\$822,700	\$822,700
Debt Service Fund	\$1,107,150	\$1,107,150
Property Management Fund	\$12,000	\$12,000
Fire 1% Fund	\$230,000	\$230,000
Mauldin Foundation	\$12,000	\$12,000
TOTAL	\$43,128,100	\$55,182,873



4(b) Comprehensive Plan

The second Public Hearing is for the proposed Comprehensive Plan. The State of South Carolina requires the City to develop a new Comprehensive Plan at least every 10 years and to review that plan at least every five years. Benchmark Planning was hired by the City to develop and deliver a Plan by working with staff, the Planning Commission, Council and the public. The document will serve as a guide for future planning and development within the City and in areas that may annex into the City in the future.

The comprehensive plan document prepared by Benchmark Planning is titled: “Plan Mauldin: Comprehensive Plan.” This Plan summarily states that “moving forward, the City envisions a future as a vibrant and sustainable community with a thriving city center. Mauldin also envisions dynamic cultural and recreational amenities, nestled amongst livable neighborhoods that connect people, culture, and opportunities.” This Plan is laid out in three primary sections: (1) Introduction, (2) Vision & Framework, and (3) Plan Elements.

To more thoroughly walk Council and the public through the plan is Bridget Callea and Vagn Hansen with Benchmark Planning.

4(c) Sewer Pump Station Fee

The final Public Hearing is regarding an Ordinance establishing a sewer pump station fee for parcels of the Hawk Haven subdivision, and additional parcels at Adams Glen, Riley Trace, and Ameris subdivisions, reestablishing the pump station fee for Deer Ridge, Indigo Point, The Retreat, and parts of the Pine Forest subdivisions.

In order to provide for the proper care and maintenance of each pump station, Council is considering the following fees for each parcel contributing to the corresponding pump station.

Subdivision	Pump Station Expense	Number of Parcels	Current Fee	Recommend Fee	Change
Hawk Haven*	n/a	29	n/a	\$400.00	\$400.00
Adams Glen	\$19,300	277	\$75.00	\$75.00	\$0.00
Riley Trace*	\$17,700	28	\$425.00	\$400.00	-\$25.00
Ameris	\$17,700	66	\$268.00	\$250.00	-\$18.00
Indigo Point	\$19,300	315	\$75.00	\$75.00	\$0.00
Pine Forest**	n/a	93	\$75.00	\$75.00	\$0.00
The Retreat	\$20,100	44	\$425.00	\$400.00	-\$25.00
Deer Ridge	\$16,100	61	\$50.00	\$60.00	\$10.00
<i>total</i>	\$110,200	913			

*Riley Trace and Hawk Haven utilize the same pump station.

**Pine Forest parcels deposit into Indigo Point pump station.



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 7a

TO: City Council
FROM: Finance Director, Holly Abercrombie
SUBJECT: FY26 Budget Amendment Ordinance

REQUEST

Staff is presenting the Fiscal Year 2025-2026 Budget Amendment for consideration and approval to account for additional revenues and expenditures as received or approved by City Council.

HISTORY/BACKGROUND

Throughout the year Council has approved various expenditures, projects, and grants to support the operations of the City. Staff has accumulated all budgetary changes to present in one amendment to more accurately reflect funds received and expended throughout the fiscal year. Below, please find a list of revenues and expenditures approved to date.

ANALYSIS or STAFF FINDINGS

Table 1. Items Approved

Revenue	Amount	Fund	
SCORF Funds	\$ 221,414.00	Grant	
Stadium GPS Portion	\$ 4,758,358.70	Grant	
Bond Proceeds	\$ 4,250,000.00	Capital	
Total Council Approved Revenues	\$ 9,229,772.70		
Other Financing Sources			
Surplus Funds for generator and City hall updates	\$ 250,000.00	Capital	Use of Fund Balance
Surplus Funds for Rebranding	\$ 500,000.00	Capital	Use of Fund Balance
Surplus funds for Road Paving	\$ 2,000,000.00	Capital-Transportation	Use of Fund Balance
Total Council Approved OFS	\$ 2,750,000.00		

Expenditure		
SCORF Salaries	\$ 65,000.00	Grant
SCORF FICA	\$ 5,000.00	Grant
SCORF Retirement	\$ 13,000.00	Grant
SCORF Group Insurance	\$ 8,000.00	Grant
SCORF Supplies	\$ 5,000.00	Grant
SCORF Employee Expenses	\$ 5,000.00	Grant
SCORF Other	\$ 40,414.00	Grant
SCORF Non Capital Equipment	\$ 20,000.00	Grant
SCORF Capital Equipment	\$ 60,000.00	Grant
Amount for rebranding	\$ 500,000.00	Capital
Generator and City Hall updates	\$ 250,000.00	Capital
Stadium Expenditures	\$ 4,758,358.70	Grant
Road Paving	\$ 2,000,000.00	Capital-Transportation
Sewer Pump Station Repair	\$ 75,000.00	Sewer
Bond Issuance Costs	\$ 110,000.00	Capital
Total Council Approved Expenditures	\$ 7,914,772.70	

FINANCIAL IMPACT

Table 2. Totals per Fund

Fund	Revenue	Expenditure	Transfer In/(Out)	Inc/(Dec) to Fund Bal
General				\$ -
Capital	\$ 4,250,000.00	\$ 860,000.00		\$ 3,390,000.00
Capital Transportation	\$ -	\$ 2,000,000.00		\$ (2,000,000.00)
Sewer		\$ 75,000.00	\$ -	\$ (75,000.00)
H&A			\$ -	\$ -
Grants	\$ 4,979,772.70	\$ 4,979,772.70		\$ -
ARPA	\$ -	\$ -		\$ -
Fire	\$ -	\$ -	\$ -	\$ -
Sports Center	\$ -	\$ -	\$ -	\$ -
Totals	\$ 9,229,772.70	\$ 7,914,772.70	\$ -	\$ 1,315,000.00

With these changes, the overall Fiscal Year 2026 Budget is as follows:

	Revenues	Expenditures
General Fund	25,365,250	25,365,250
MCIP Fund	260,000	260,000
Mauldin Public Facilities Fund	597,500	597,500
Capital Projects Fund	6,357,500	6,357,500
Capital Projects Transportation Fund	2,751,500	2,751,500
Sewer Fund	1,537,500	1,537,500
Hospitality & Accommodations Fund	2,407,500	2,407,500
ARPA Fund	-	-
Victim Advocate Fund	15,000	15,000
Grants Fund	5,288,773	5,288,773
Health Fund	2,174,000	2,174,000
Fire Fund	6,244,500	6,244,500
Sports Center Fund	822,700	822,700
Debt Service Fund	1,107,150	1,107,150
Property Management Fund	12,000	12,000
Fire 1% Money	230,000	230,000
Mauldin Foundation	12,000	12,000
TOTAL	55,182,873	55,182,873

RECOMMENDATION

Staff recommends Council approval on Second Reading.

ATTACHMENTS

- Budget Amendment Ordinance

Ordinance # _____

AN ORDINANCE TO AMEND APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 FOR ORDINARY AND OTHER CITY PURPOSES; TO PROVIDE FOR A LEVY OF TAXES ON ALL TAXABLE PROPERTY IN THE CITY OF MAULDIN FOR ALL CITY PURPOSES, INCLUDING SUFFICIENT TAX FOR ANY PRINCIPAL AND INTEREST ON OUTSTANDING INDEBTEDNESS MATURING IN THE FISCAL YEAR; TO PROVIDE FOR THE EXPENDITURE OF SAID TAXES AND OTHER REVENUES COMING TO THE CITY DURING THE FISCAL YEAR; AND SET COUNCIL COMPENSATION.

WHEREAS, the South Carolina Code of Laws requires that a municipal council shall act by ordinance to adopt a budget and levy taxes pursuant to public notice;

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof:

Section 1: That the prepared budget, the estimated revenues for payment, and the attached disbursement schedules attached hereto, the terms of which are hereby incorporated herein as if set forth fully, are hereby adopted in the following amounts:

	Revenues	Expenditures
General Fund	25,365,250	25,365,250
MCIP Fund	260,000	260,000
Mauldin Public Facilities Fund	597,500	597,500
Capital Projects Fund	6,357,500	6,357,500
Capital Projects Transportation Fund	2,751,500	2,751,500
Sewer Fund	1,537,500	1,537,500
Hospitality & Accommodations Fund	2,407,500	2,407,500
ARPA Fund	-	-
Victim Advocate Fund	15,000	15,000
Grants Fund	5,288,773	5,288,773
Health Fund	2,174,000	2,174,000
Fire Fund	6,244,500	6,244,500
Sports Center Fund	822,700	822,700
Debt Service Fund	1,107,150	1,107,150
Property Management Fund	12,000	12,000
Fire 1% Money	230,000	230,000
Mauldin Foundation	12,000	12,000
TOTAL	55,182,873	55,182,873

Section 2: That for the purpose of defraying all expenses, including the payment of debt service from July 1, 2025 through June 30, 2026, and for other corporate purposes, a tax of sufficient millage to pay for the appropriations, after crediting against said appropriations other revenues anticipated to accrue to the City during the fiscal period not earmarked for specific purposes, are hereby levied and the same shall hereafter be collected as follows:

For each one hundred dollars (\$100.00) of assessed value of all real estate and personal property on which this municipal corporation is authorized and empowered by law to impose a tax in the City of Mauldin, and in proportion of all real estate and personal property of less than one hundred dollars in value, the total millage on each One dollar (\$1.00) shall not exceed 0.0599 or \$5.99 on each \$100.00 assessed value for General Fund and debt service requirements. The ad valorem tax millage levies set forth herein are subject to reassessment year calculations pursuant to S.C. Code Ann. 12-37-251 (E).

Should the amount levied exceed the amount required for General Fund and debt service requirements, such excess shall remain in the General Fund to be used as City Council may direct.

Section 3: That the FY 2026 budget includes \$1,107,150 in debt service for the purpose of bond retirement and lease purchases and other long-term obligations, as well as debt service in the amount of \$235,000 for retirement of the revenue bond in the Sewer Fund.

Section 4: That for the purpose of defraying all expenses including the payment of debt service from July 1, 2025 through June 30, 2026 and for other corporate purposes, franchise fees for Duke Power, Laurens Electric Cooperative, and Piedmont Natural Gas will be set at a rate of 5%.

Section 5: That the sewer pump station fee previously established by various ordinances are hereby readopted and approved.

Section 6: That City taxes are collected by Greenville County in a Cooperative Consolidation Joint collection Agreement dated May 1, 1990, and shall be due and payable between October 1, 2025 and January 15, 2026. After January 15th 3% shall be added to the base tax amount. After February 1st, 10% shall be added to the base tax amount. After March 16th, 15% shall be added to the base tax amount.

Section 7: That any unexpended encumbrances remaining after the conclusion of the Fiscal Year ending June 30, 2025, shall be re-appropriated in the Fiscal Year beginning July 1, 2025.

Section 8: That this budget may be amended by ordinance of the City Council as may be required from time to time.

Section 9: That Council compensation shall be set as follows:

- (a) The Mayor shall be paid an annual salary of \$15,000, the Mayor Pro Tem shall receive \$13,000, and Council Members shall receive \$12,000.
- (b) The Mayor and Council Members shall receive health insurance on the same terms and conditions as full-time employees of the City. No additional compensation will be provided to the Mayor or Council Members if benefits are waived.
- (c) The Mayor and Council Members shall be reimbursed for out-of-pocket expenses in the same manner as full-time employees of the City in the performance of their official duties.
- (d) Any increase in compensation to the Mayor and/or Council Members which results from these provisions shall become effective January 1, 2026, following the installation of officers elected in November 2025.

Section 10: That it is the intention of the City Council that the sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, subsection, or section of this ordinance be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance.

Section 11: That this ordinance supersedes all previous or inconsistent legislation. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 12: That this ordinance shall take effect and be in force from and after July 1, 2026.

CONTINUED TO NEXT PAGE

Passed on first reading on _____
Passed on second reading on _____
Public Hearing held on _____

Mayor Terry Merritt

Attest:

Municipal Clerk

Approved as to form:

City Attorney



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 7b

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: FY 2026-2027 Budget Ordinance

REQUEST

Staff is presenting the Fiscal Year 2026-2027 Budget for consideration and approval to account for expected revenues and expenditures starting July 1, 2026 through June 30, 2027.

HISTORY/BACKGROUND

Council was presented and has discussed the proposed FY 2027 Budget for the City of Mauldin over the last few months through a series of public workshops. During that time, Council, along with staff, discussed fiscal objectives and budget prioritizations for the upcoming year. Below, please find the product of those discussions.

ANALYSIS or STAFF FINDINGS

Fiscal Year 2027 Budget Summary:

	Revenues	Expenditures
General Fund	27,275,250	27,275,250
MCIP Fund	750,000	750,000
Mauldin Public Facilities Fund	599,500	599,500
Capital Projects Fund	4,103,000	4,103,000
Capital Projects Transportation Fund	534,000	534,000
Sewer Fund	1,492,500	1,492,500
Hospitality & Accommodations Fund	2,447,500	2,447,500
Victim Advocate Fund	20,000	20,000
Grants Fund	840,500	840,500
Health Fund	2,174,000	2,174,000
Fire Fund	6,804,000	6,804,000
Sports Center Fund	885,500	885,500
Debt Service Fund	1,702,500	1,702,500
Property Management Fund	12,000	12,000
Fire 1% Money	300,000	300,000
Mauldin Foundation	12,000	12,000
TOTAL	49,952,250	49,952,250

Highlights:

- Presenting a balanced budget without a tax increase;
- Minor increase in development related fees;

- \$2.9 million for vehicles and equipment for Police, Fire and Public Works Departments;
- \$534k in funding for resurfacing;
- \$250k for the continued construction of sidewalks and trails;
- 2% Cost of Living Increase for staff;

FINANCIAL IMPACT

No millage increase proposed at this time.

RECOMMENDATION

Staff recommends Council approval on Second Reading.

ATTACHMENTS

- FY 2027 Budget Ordinance
- FY 2027 Budget & Fee Schedule

Ordinance # _____

AN ORDINANCE TO PROVIDE APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 FOR ORDINARY AND OTHER CITY PURPOSES; TO PROVIDE FOR A LEVY OF TAXES ON ALL TAXABLE PROPERTY IN THE CITY OF MAULDIN FOR ALL CITY PURPOSES, INCLUDING SUFFICIENT TAX FOR ANY PRINCIPAL AND INTEREST ON OUTSTANDING INDEBTEDNESS MATURING IN THE FISCAL YEAR; TO PROVIDE FOR THE EXPENDITURE OF SAID TAXES AND OTHER REVENUES COMING TO THE CITY DURING THE FISCAL YEAR.

WHEREAS, the South Carolina Code of Laws requires that a municipal council shall act by ordinance to adopt a budget and levy taxes pursuant to public notice;

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof:

Section 1: That the prepared budget, the estimated revenues for payment, and the attached disbursement schedules attached hereto, the terms of which are hereby incorporated herein as if set forth fully, are hereby adopted in the following amounts:

	Revenues	Expenditures
General Fund	27,275,250	27,275,250
MCIP Fund	750,000	750,000
Mauldin Public Facilities Fund	599,500	599,500
Capital Projects Fund	4,103,000	4,103,000
Capital Projects Transportation Fund	534,000	534,000
Sewer Fund	1,492,500	1,492,500
Hospitality & Accommodations Fund	2,447,500	2,447,500
Victim Advocate Fund	20,000	20,000
Grants Fund	840,500	840,500
Health Fund	2,174,000	2,174,000
Fire Fund	6,804,000	6,804,000
Sports Center Fund	885,500	885,500
Debt Service Fund	1,702,500	1,702,500
Property Management Fund	12,000	12,000
Fire 1% Money	300,000	300,000
Mauldin Foundation	12,000	12,000
TOTAL	49,952,250	49,952,250

Section 2: That for the purpose of defraying all expenses, including the payment of debt service from July 1, 2026 through June 30, 2027, and for other corporate purposes, a tax of sufficient millage to pay for the appropriations, after crediting against said appropriations other revenues anticipated to accrue to the City during the fiscal period not earmarked for specific purposes, are hereby levied and the same shall hereafter be collected as follows:

For each one hundred dollars (\$100.00) of assessed value of all real estate and personal property on which this municipal corporation is authorized and empowered by law to impose a tax in the City of Mauldin, and in proportion of all real estate and personal property of less than one hundred dollars in value, the total millage on each One dollar (\$1.00) shall not exceed 0.0537 or \$5.37 on each \$100.00 assessed value for General Fund and debt service requirements. The ad valorem tax millage levies set forth herein are subject to reassessment year calculations pursuant to S.C. Code Ann. 12-37-251 (E).

Should the amount levied exceed the amount required for General Fund and debt service requirements, such excess shall remain in the General Fund to be used as City Council may direct.

Section 3: That the FY 2027 budget includes \$1,702,500 in debt service for the purpose of bond retirement and lease purchases and other long-term obligations, as well as debt service in the amount of \$251,000 for retirement of revenue bond and lease purchase in the Sewer Fund.

Section 4: That for the purpose of defraying all expenses including the payment of debt service from July 1, 2026 through June 30, 2027 and for other corporate purposes, franchise fees for Duke Power, Laurens Electric Cooperative, and Piedmont Natural Gas will be set at a rate of 5%.

Section 5: That the sewer pump station fee previously established by various ordinances are hereby readopted and approved.

Section 6: That City taxes are collected by Greenville County in a Cooperative Consolidation Joint collection Agreement dated May 1, 1990, and shall be due and payable between October 1, 2026 and January 15, 2027. After January 15th 3% shall be added to the base tax amount. After February 1st, 10% shall be added to the base tax amount. After March 16th, 15% shall be added to the base tax amount.

Section 7: That any unexpended encumbrances remaining after the conclusion of the Fiscal Year ending June 30, 2026, shall be re-appropriated in the Fiscal Year beginning July 1, 2026.

Section 8: That this budget may be amended by ordinance of the City Council as may be required from time to time.

Section 9: That it is the intention of the City Council that the sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, subsection, or section of this ordinance be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining portions of this ordinance.

Section 10: That this ordinance supersedes all previous or inconsistent legislation. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 11: That this ordinance shall take effect and be in force from and after July 1, 2026.

Passed on first reading on _____
Passed on second reading on _____
Public Hearing held on _____

Mayor Terry Merritt

Attest:

Municipal Clerk

Approved as to form:

City Attorney



CITY COUNCIL
AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 7c

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Ordinance Establishing & Reestablishing Sewer Pump Station Fees

REQUEST

Council is being asked to approve an Ordinance establishing a sewer pump station fee for parcels of the Hawk Haven subdivision, and additional parcels at Adams Glen, Riley Trace, and Ameris subdivisions, reestablishing the pump station fee for Deer Ridge, Indigo Point, The Retreat, and parts of the Pine Forest subdivisions.

HISTORY/BACKGROUND

The City of Mauldin has had a long-standing practice of implementing sewer pump station fees for the parcels utilizing such resource to cover the cost associated with operations and maintenance. Currently, the City has pump station fees in place for Adams Glen, Riley Trace, Ameris, Deer Ridge, Indigo Point, The Retreat, and parts of Pine Forest subdivisions. The fees for these subdivisions vary and range from \$73.00 to \$425 depending upon the anticipated cost of maintenance and operations divided by the number of contributing (sewer) parcels. Annually, the City reviews, and if needed, adjusts the rate of the pump station fee depending upon changes in the number of parcels contributing (more parcels equal lower cost per parcel) or changing costs to maintain and operate the pump station.

Now, with an additional subdivision and parts of existing subdivisions having been platted, homes built, and pump stations turned over to the City (Hawk Haven, Adams Glen, Riley Trace, and Ameris), staff has prepared an ordinance that would implement or revise a pump station fee on the new affected parcels. The ordinance also reestablishes a pump station fee for existing subdivisions (Indigo Point, The Retreat, Deer Ridge and parts of Pine Forest). The fees vary based on size of pump and number of parcels connected, and will be assessed annually on the property owner’s tax bill.

ANALYSIS or STAFF FINDINGS

Staff is presenting an Ordinance that will add the Pump Station Fee to various lots within Hawk Haven, Adams Glen, Riley Trace, and Ameris subdivisions, reaffirm and revise the fee for parcels of Indigo Point, The Retreat, Deer Ridge and parts of Pine Forest. A summary of anticipated operation and maintenance cost, revenue, and suggested fee schedule for each subdivision is below.

Subdivision	Pump Station Expense	Number of Parcels	Current Fee	Recommend Fee	Change
Hawk Haven*	n/a	29	n/a	\$400.00	\$400.00
Adams Glen	\$19,300	277	\$75.00	\$75.00	\$0.00
Riley Trace*	\$17,700	28	\$425.00	\$400.00	\$-25.00
Ameris	\$17,700	66	\$268.00	\$250.00	\$-18.00
Indigo Point	\$19,300	315	\$75.00	\$75.00	\$0.00



Pine Forest**	n/a	93	\$75.00	\$75.00	\$0.00
The Retreat	\$20,100	44	\$425.00	\$400.00	\$-25.00
Deer Ridge	\$16,100	61	\$50.00	\$60.00	\$10.00
<i>total</i>	\$110,200	913			

*Riley Trace and Hawk Haven utilize the same pump station.

**Pine Forest parcels deposit into Indigo Point pump station.

Staff is making the above recommendation based upon the number of existing parcels to ensure revenue from the pump station fee is sufficient to offset the cost of operating and maintaining the City’s collection of pump stations.

A Public Hearing will be published for the ordinance and will include the fee information for all the subdivisions impacted. A full list of parcels affected is also included in the ordinance.

FINANCIAL IMPACT

Expenses for the maintenance and operation of the City’s collection of pump stations are included in the FY2026-2027 Budget and would be offset by the revenue collected from the fees implemented. Staff anticipates collecting approximately \$110,000 in revenue with an equal amount of amortized expenses.

RECOMMENDATION

Staff recommends Council approval of the Ordinance.

ATTACHMENT(S)

- Ordinance establishing and reestablishing a Pump Station Fee on affected parcels

ORDINANCE _____

ORDINANCE ESTABLISHING A SEWER PUMP STATION FEE FOR PARCELS OF THE HAWK HAVEN SUBDIVISION, AND FOR ADDITIONAL PARCELS OF THE ADAMS GLEN AND AMARIS SUBDIVISIONS, AND REESTABLISHING THE PUMP STATION FEE FOR INDIGO POINT, THE RETREAT, DEER RIDGE AND PARTS OF THE PINE FOREST SUBDIVISION.

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; and

WHEREAS, the City maintains sewer infrastructure including sewer pump stations (collectively, the “*Sewer Infrastructure*”) as part of its sewer collection system that was donated to the City by various developers for the purpose of owning and maintaining the Sewer Infrastructure; and

WHEREAS, operating and maintaining the Sewer Infrastructure, as well as capital improvements related to the Sewer Infrastructure, results 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*”) within the subdivision or connected to the pump station of a subdivision, which descriptions of the Parcels are attached hereto and incorporated herein by reference as *Exhibit A-H*; and

WHEREAS, the fee is based upon the cost associated with owning and maintaining the pump station divided by the number of parcels connected and will now be assessed a Pump Station Fee pursuant to the terms of this Ordinance; and

WHEREAS, the City has previously adopted Ordinances (838, 974, 1002, 1042, and 1057) and an Agreement (September 30, 1998 between City and Centex Homes for Deer Ridge Subdivision) that established fees on certain parcels to support the expenses related to owning and maintaining pump stations, and were also reaffirmed and readopted with the adoption of the City’s budget ordinance; and

WHEREAS, pursuant to Section 6-1-330 and Section 5-7-30 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; and

WHEREAS, given the small number of Parcels 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; and

WHEREAS, on May __, 2026 the City caused a notice of public hearing to be published in the *Greenville News* informing the public of the public hearing to be held at the June 15, 2026 City Council meeting; and

WHEREAS, on June 15, 2026 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 a Pump Station Fee for Hawk Haven Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Hawk Haven** subdivision development identified on the attached **Exhibit A** in the amount of **\$400.00** 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. Establishment of a Pump Station Fee on additional parcels for Ameris Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Amaris** subdivision development identified on the attached **Exhibit B** in the amount of **\$250.00** 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 3. Establishment of a Pump Station Fee on additional parcels for Adams Glen Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Adams Glen** subdivision development identified on the attached **Exhibit C** in the amount of **\$75.00** 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 4. Reestablishment of Pump Station Fee for Riley Trace Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Riley Trace** subdivision development identified on the attached **Exhibit D** in the amount of **\$400.00** 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 5. Reestablishment of Pump Station Fee for Deer Ridge Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Deer Ridge** subdivision development identified on the attached **Exhibit E** in the amount of **\$60.00** 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 6. Reestablishment of Pump Station Fee for Indigo Point Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcels within the **Indigo Point** subdivision development identified on the attached **Exhibit F** in the

amount of **\$75.00** 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 7. Reestablishment of Pump Station Fee for Pine Forest Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on certain Parcels within the **Pine Forest** subdivision development in the set forth on the attached **Exhibit G** in the amount of **\$75.00** 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 8. Reestablishment of Pump Station Fee for The Retreat Subdivision

The City hereby adopts, as of the date of enactment of this Ordinance, the Pump Station Fee on certain Parcels within **The Retreat** subdivision development in the set forth on the attached **Exhibit H** in the amount of **\$400.00** 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 9. 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 10. 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 11. 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 June, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

First Reading: _____

Second Reading: _____

Public Hearing: _____

DRAFT

EXHIBIT A

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

HAWK HAVEN SUBDIVISION

The following 29 Parcels (each a “Parcel”) are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M013030100100
M013030100200
M013030100300
M013030100400
M013030100500
M013030100600
M013030100700
M013030100800
M013030100900
M013030101000
M013030101100
M013030101200
M013030101300
M013030101400
M013030101500
M013030101600
M013030101700
M013030101800
M013030101900
M013030102000
M013030102100
M013030102200
M013030102300
M013030102400
M013030102500
M013030102600
M013030102700
M013030102800
M013030102900

EXHIBIT B

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

AMARIS SUBDIVISION

The following 66 Parcels (each a “Parcel”) are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M008110102500	M008110104700	M008110106900
M008110102600	M008110104800	M008110107000
M008110102700	M008110104900	M008110107100
M008110102800	M008110105000	M008110107200
M008110102900	M008110105100	M008110107300
M008110103000	M008110105200	M008110107400
M008110103100	M008110105300	M008110107500
M008110103200	M008110105400	M008110107600
M008110103300	M008110105500	M008110107700
M008110103400	M008110105600	M008110107800
M008110103500	M008110105700	M008110107900
M008110103600	M008110105800	M008110108000
M008110103700	M008110105900	M008110108100
M008110103800	M008110106000	M008110108200
M008110103900	M008110106100	M008110108300
M008110104000	M008110106200	M008110108400
M008110104100	M008110106300	M008110108500
M008110104200	M008110106400	M008110108600
M008110104300	M008110106500	M008110108700
M008110104400	M008110106600	M008110108800
M008110104500	M008110106700	M008110108900
M008110104600	M008110106800	M008110109000

EXHIBIT C

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

ADAMS GLEN SUBDIVISION

The following 277 Parcels (each a "Parcel") are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M007010100200	M007160103000	M007160106200
M007010100306	M007160103100	M007160106300
M007130101900	M007160103200	M007160106400
M007160100100	M007160103300	M007160106500
M007160100200	M007160103400	M007160106600
M007160100300	M007160103500	M007160106700
M007160100400	M007160103600	M007160106800
M007160100500	M007160103700	M007160106900
M007160100600	M007160103800	M007160107000
M007160100700	M007160103900	M007160107100
M007160100800	M007160104000	M007160107200
M007160100900	M007160104100	M007160107300
M007160101000	M007160104200	M007160107400
M007160101100	M007160104300	M007160107500
M007160101200	M007160104400	M007160107600
M007160101300	M007160104500	M007160107700
M007160101400	M007160104600	M007160107800
M007160101500	M007160104700	M007160107900
M007160101600	M007160104800	M007160108000
M007160101700	M007160104900	M007160108100
M007160101800	M007160105000	M007160108200
M007160101900	M007160105100	M007160108300
M007160102000	M007160105200	M007160108400
M007160102100	M007160105300	M007160108500
M007160102200	M007160105400	M007160108600
M007160102300	M007160105500	M007160108700
M007160102400	M007160105600	M007160108800
M007160102500	M007160105700	M007160108900
M007160102600	M007160105800	M007160109000
M007160102700	M007160105900	M007160109100
M007160102800	M007160106000	M007160109200
M007160102900	M007160106100	M007160109300

M007160109400	M007160113700	M007160118100
M007160109500	M007160113800	M007160118200
M007160109600	M007160113900	M007160118300
M007160109700	M007160114000	M007160118400
M007160109800	M007160114100	M007160118500
M007160109900	M007160114200	M007160118600
M007160110000	M007160114300	M007160118700
M007160110100	M007160114400	M007160118800
M007160110200	M007160114500	M007160118900
M007160110300	M007160114600	M007160119000
M007160110400	M007160114700	M007160119100
M007160110500	M007160114800	M007160119200
M007160110600	M007160114900	M007160119300
M007160110700	M007160115000	M007160119400
M007160110800	M007160115100	M007160119500
M007160110900	M007160115200	M007160119600
M007160111000	M007160115300	M007160119700
M007160111100	M007160115400	M007160119800
M007160111200	M007160115500	M007160119900
M007160111300	M007160115600	M007160120000
M007160111400	M007160115700	M007160120100
M007160111500	M007160115800	M007160120200
M007160111600	M007160115900	M007160120300
M007160111700	M007160116000	M007160120400
M007160111800	M007160116100	M007160120500
M007160111900	M007160116200	M007160120600
M007160112000	M007160116300	M007160120700
M007160112100	M007160116400	M007160120800
M007160112200	M007160116500	M007160120900
M007160112300	M007160116600	M007160121000
M007160112400	M007160116700	M007160121100
M007160112500	M007160116800	M007160121200
M007160112600	M007160116900	M007160121300
M007160112700	M007160117000	M007160121400
M007160112800	M007160117100	M007160121500
M007160112900	M007160117200	M007160121600
M007160113000	M007160117300	M007160121700
M007160113100	M007160117400	M007160121800
M007160113200	M007160117500	M007160121900
M007160113300	M007160117600	M007160122000
M007160113400	M007160117700	M007160122100
M007160113500	M007160117900	M007160122200
M007160113600	M007160118000	M007160122300

M007160122400
M007160122500
M007160122600
M007160122700
M007160122800
M007160122900
M007160123000
M007160123100
M007160123200
M007160123300
M007160123400
M007160123500
M007160123600
M007160123700
M007160123800
M007160123900
M007160124000
M007160124100

M007160124200
M007160124300
M007160124400
M007160124500
M007160124600
M007160124700
M007160124800
M007160124900
M007160125000
M007160125100
M007160125200
M007160125300
M007160125400
M007160125500
M007160125600
M007160125700
M007160125800
M007160125900

M007160126000
M007160126100
M007160126200
M007160126300
M007160126400
M007160126500
M007160126600
M007160126700
M007160126800
M007160126900
M007160127000
M007160127100
M007160127200
M007160127300
M007160127400
M007160127500

DRAFT

EXHIBIT D

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

RILEY TRACE SUBDIVISION

The following 28 Parcels (each a “Parcel”) are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M007150100100
M007150100200
M007150100300
M007150100400
M007150100500
M007150100600
M007150100700
M007150100800
M007150100900
M007150101000
M007150101100
M007150101200
M007150101300
M007150101400
M007150101500
M007150101600
M007150101700
M007150101800
M007150101900
M007150102000
M007150102100
M007150102200
M007150102300
M007150102400
M007150102500
M007150102600
M007150102700
M007150102800

EXHIBIT E

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

DEER RIDGE SUBDIVISION

The following 61 Parcels (each a “Parcel”) are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M007020146300	M007020148400	M007020150500
M007020146400	M007020148500	M007020150600
M007020146500	M007020148600	M007020150700
M007020146600	M007020148700	M007020150800
M007020146700	M007020148800	M007020150900
M007020146800	M007020148900	M007020151000
M007020146900	M007020149000	M007020151100
M007020147000	M007020149100	M007020151200
M007020147100	M007020149200	M007020151300
M007020147200	M007020149300	M007020151400
M007020147300	M007020149400	M007020151500
M007020147400	M007020149500	M007020151600
M007020147500	M007020149600	M007020151700
M007020147600	M007020149700	M007020151800
M007020147700	M007020149800	M007020151900
M007020147800	M007020149900	M007020152000
M007020147900	M007020150000	M007020152100
M007020148000	M007020150100	M007020152200
M007020148100	M007020150200	M007020152300
M007020148200	M007020150300	
M007020148300	M007020150400	

EXHIBIT F

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

INDIGO POINT SUBDIVISION

The following 315 Parcels (each a "Parcel") are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

M010070126500	M010070130200	M010070126400
M010070131700	M010070128200	M010070121300
M010070121400	M010070128600	M010070120900
M010070121000	M010070103200	M010070102400
M010070122200	M010070103600	M010070122100
M010070121800	M010070129400	M010070121700
M010070131300	M010070129800	M010070131200
M010070127300	M010070126900	M010070127200
M010070130900	M010070121500	M010070102700
M010070127700	M010070128900	M010070130400
M010070128100	M010070131600	M010070130800
M010070130500	M010070102900	M010070128000
M010070130100	M010070102100	M010070128400
M010070102800	M010070131900	M010070103000
M010070128500	M010070121200	M010070103800
M010070102200	M010070102300	M010070103400
M010070103100	M010070122400	M010070129600
M010070103500	M010070122000	M010070129200
M010070129700	M010070102600	M010070127500
M010070129300	M010070131500	M010070127600
M010070102500	M010070127100	M010070126700
M010070121100	M010070130000	M010070128800
M010070103900	M010070130700	M010070129000
M010070126600	M010070131100	M010070126800
M010070131800	M010070127900	M010070121600
M010070122300	M010070130300	M010070129100
M010070121900	M010070128300	M010070119500
M010070131400	M010070128700	M010070119400
M010070127400	M010070103300	M010070119600
M010070127000	M010070103700	M010070119900
M010070131000	M010070104000	M010070119700
M010070130600	M010070129900	M010070119800
M010070127800	M010070129500	M010070112200

M010070112700	M010070109200	M010070117800
M010070112600	M010070118800	M010070117900
M010070112800	M010070107800	M010070115400
M010070112500	M010070108000	M010070117700
M010070112400	M010070123800	M010070118400
M010070112300	M010070107900	M010070118500
M010070113200	M010070111500	M010070117600
M010070113100	M010070111900	M010070117100
M010070123300	M010070111700	M010070116900
M010070123100	M010070111800	M010070117300
M010070123200	M010070111600	M010070117200
M010070122900	M010070112000	M010070117000
M010070122700	M010070118200	M010070116800
M010070122800	M010070107700	M010070119100
M010070123000	M010070115900	M010070115300
M010070125900	M010070115800	M010070108100
M010070126200	M010070116000	M010070113000
M010070126100	M010070115700	M010070124000
M010070126000	M010070116500	M010070125000
M010070125800	M010070116400	M010070124900
M010070123400	M010070116700	M010070124800
M010070112100	M010070116300	M010070104700
M010070119300	M010070116600	M010070104600
M010070107600	M010070116200	M010070124700
M010070122600	M010070119000	M010070124600
M010070108300	M010070118900	M010070124500
M010070125700	M010070125300	M010070124100
M010070125600	M010070107200	M010070124400
M010070119200	M010070106900	M010070124300
M010070104200	M010070118300	M010070124200
M010070104300	M010070107000	M010070101200
M010070101100	M010070107100	M010070104800
M010070110900	M010070107500	M010070116100
M010070111000	M010070108200	M010070108800
M010070110800	M010070100900	M010070105300
M010070109400	M010070101000	M010070101300
M010070108900	M010070108400	M010070105200
M010070109100	M010070107300	M010070101400
M010070109300	M010070107400	M010070101500
M010070109500	M010070112900	M010070101600
M010070109600	M010070118100	M010070125500
M010070109700	M010070123900	M010070101700
M010070109000	M010070118000	M010070100700

M010070115000	M010070106800	M010070105600
M010070115100	M010070115500	M010070113400
M010070114900	M010070118600	M010070110500
M010070115200	M010070105400	M010070113800
M010070114800	M010070120700	M010070120400
M010070114700	M010070108500	M010070105700
M010070106200	M010070114600	M010070105900
M010070106300	M010070100600	M010070125100
M010070106400	M010070110700	M010070123700
M010070114400	M010070113300	M010070100500
M010070114200	M010070120800	M010070120300
M010070114300	M010070100800	M010070110600
M010070106500	M010070104500	M010070106700
M010070106600	M010070109800	M010070100400
M010070109900	M010070114500	M010070125200
M010070101800	M010070100100	M010070105800
M010070110000	M010070102000	M010070120600
M010070120000	M010070100200	M010070113600
M010070110300	M010070111100	M010070120500
M010070110400	M010070108700	M010070113700
M010070104900	M010070120100	M010070114100
M010070110200	M010070120200	M010070114000
M010070123500	M010070105500	M010070113500
M010070125400	M010070104400	M010070123600
M010070105100	M010070111200	M010070118700
M010070105000	M010070117400	
M010070101900	M010070113900	
M010070110100	M010070106100	
M010070100300	M010070106000	
M010070117500	M010070108600	
M010070115600	M010070111300	

EXHIBIT G

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

PINE FOREST SUBDIVISION

The following 93 Parcels (each a "Parcel") are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

0547010103200	M009040200300	M009040700500
M009040103800	M009040201600	M009040104900
M009040103900	M009040200100	M009040501200
M009040103700	M009040801000	M009040104100
M009040300600	M009040500200	M009040500100
M009040300300	M009040500900	M009040800900
M009040103600	M009040700200	M009040300200
0547010101703	M009040104400	M009040104600
M009040103500	M009040105000	0547010103700
M009040103300	M009040700800	M009040300100
M009040201400	M009040700700	M009040104000
M009040103400	M009040104300	M009040600100
M009040600700	M009040700900	M009040700400
M009040300700	M009040701000	0547010103000
M009040300500	M009040104700	M009040600400
M009040300400	M009040105100	M009040100402
M009040201300	M009040600300	M009040501000
M009040600500	M009040200500	0547010103300
M009040200800	M009040200200	M009040100400
M009040600600	M009040104500	M009080100100
M009040200700	M009040500700	M009080100200
M009040201500	M009040500800	M009080100300
M009040200600	M009040700300	M009080100400
M009040700100	0547010103500	M009080100500
M009040500500	M009040104800	M009080100600
0547010103900	M009040500600	M009080100700
M009040104200	0547010103601	M009040100101
M009040500400	M009040200400	M009040100103
M009040500300	M009040201700	M009040100300
M009040600800	0547010103800	M009040100201
M009040700600	0547010101702	M009040100401

EXHIBIT H

PROPERTY SUBJECT TO SEWER PUMP STATION FEE

THE RETREAT SUBDIVISION

The following 44 Parcels (each a “Parcel”) are subject to the Sewer Pump Station Fee:

Parcel Numbers or Tax Map #

0542010102301	0542010102316	0542010102331
0542010102302	0542010102317	0542010102332
0542010102303	0542010102318	0542010102333
0542010102304	0542010102319	0542010102334
0542010102305	0542010102320	0542010102335
0542010102306	0542010102321	0542010102336
0542010102307	0542010102322	0542010102337
0542010102308	0542010102323	0542010102338
0542010102309	0542010102324	0542010102339
0542010102310	0542010102325	0542010102340
0542010102311	0542010102326	0542010102341
0542010102312	0542010102327	0542010102342
0542010102313	0542010102328	0542010102343
0542010102314	0542010102329	0542010102344
0542010102315	0542010102330	



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 7d

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Fireworks Ordinance Amendment

REQUEST

Staff is presenting an Amendment to the Fireworks Ordinance to more effectively and efficiently grant approval for public fireworks displays.

HISTORY/BACKGROUND

Committee met last month to discuss potential changes to the Fireworks Ordinance including modifying responsibility for approval of displays and other ideas. From the discussion, staff has prepared an update to the Ordinance to improve the effectiveness and efficiency of fireworks display approvals within the City.

ANALYSIS or STAFF FINDINGS

Staff is proposing the following changes based upon the discussion with the EPD Committee in April.

Section 20-142. Amend Section 20-142, “Permits for Special Displays”, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged*):

- (a) ~~The city council~~ **The City Administrator** may, upon application, grant permits to persons or organizations for special fireworks displays. **The City Administrator will inform City Council of the issuance of any permits and provide notification to the public.**

FINANCIAL IMPACT

No expected Fiscal Impact.

RECOMMENDATION

Staff recommends Council approval.

ATTACHMENTS

- Ordinance Amendment

ORDINANCE# _____

AN AMENDMENT TO ARTICLE IV (“FIREWORKS”) OF CHAPTER 20 (FIRE PREVENTION AND PROTECTION) OF THE MAULDIN CODE OF ORDINANCES, SO AS TO REVISE THE PERMITTING AND OVERSIGHT PROCESS FOR PUBLIC FIREWORKS DISPLAYS.

WHEREAS, pursuant to S.C. Code §5-7-230 (1976, as amended), the Mauldin City Council finds it necessary to amend the Code of Ordinances to revise the permitting and oversight process for public fireworks displays; and

WHEREAS, the State of South Carolina currently closely regulates and permits public fireworks displays and with this change the City will more effectively and efficiently grant approval for public displays; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that Article IV (“FIREWORKS”) of Chapter 20 (“FIRE PREVENTION AND PROTECTION”) be amended as follows:

Section 20-142. Amend Section 20-142, “Permits for Special Displays”, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged*):

Section 20-142.

(a) ~~The city council~~ **The City Administrator** may, upon application, grant permits to persons or organizations for special fireworks displays. **The City Administrator will inform City Council of the issuance of any permits and provide notification to the public.**

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

Section 3. Effective Date. This ordinance shall become effective upon second and final reading.

CITY OF MAULDIN, SOUTH CAROLINA

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

Daniel Hughes, City Attorney

REVIEWED:

Seth Duncan, City Administrator

CITY COUNCIL AGENDA ITEM

MEETING DATE: June 15, 2026

AGENDA ITEM: 8a

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Comprehensive Plan Adoption (1st Reading)

HISTORY/BACKGROUND

The State of South Carolina requires the City to develop a new comprehensive plan at least every ten years and to review that plan at least every five years. On December 21, 2023, the City Council approved Benchmark Planning to provide consultation services for the City’s Strategic Plan and Comprehensive Plan. Benchmark Planning first began working with the City Council and City Administration on the development of the Strategic Plan. That plan was formally adopted by the City Council on February 17, 2025. Since that time, Benchmark Planning has shifted its focus to drafting a new Comprehensive Plan for the City of Mauldin.

In the most basic sense, a Comprehensive Plan is a document or series of documents for guiding the future development of a city or other jurisdiction and is based upon the stated long-term goals and objectives of the community. Once adopted, the Comprehensive Plan serves as a guide for making land use decisions, the preparation of ordinances such as the zoning ordinance and land development regulations that will be crucial to implementing the plan, and the preparation of capital improvement programs.

PROPOSED COMPREHENSIVE PLAN

Summary and Organization

The comprehensive plan document prepared by Benchmark Planning is titled: “Plan Mauldin: Comprehensive Plan.” This Plan summarily states that “moving forward, the City envisions a future as a vibrant and sustainable community with a thriving city center. Mauldin also envisions having dynamic cultural and recreational amenities, nestled amongst livable neighborhoods that connect people, culture, and opportunities.” This Plan is laid out in three primary sections: (1) Introduction, (2) Vision & Framework, and (3) Plan Elements.

Vision Statement

The vision statement expressed in this Plan is as follows: “The City of Mauldin envisions a future as a vibrant and sustainable community, where a thriving city center, dynamic cultural and recreational amenities, and livable neighborhoods connect people, cultures, and opportunities.” This statement is carried over from the Strategic Plan adopted in February 2025. Additionally, the Comprehensive Plan also references the vision adopted in 2026 in the City’s Brand and Messaging Guidelines which is: “Mauldin’s vision is to be a city where residents feel heard and truly at home, visitors feel welcomed and inspired to explore, and businesses feel supported and connected to the community.” Both vision statements are related and work together to offer a fuller picture of the aspirations of the community. The objectives and strategies in the Plan support both vision statements.

Major Goal Areas

The Plan focuses implementation of the City of Mauldin’s vision through four major goal areas:

- Guide positive growth
- Create vibrant and thriving centers
- Expand cultural amenities
- Connect the community

For each of these goal areas, the Plan details how each relates to the City’s vision and recommends actions that may be implemented in support of these goals.

Next Initiatives

In order to achieve the City’s vision and the associated goals in the Plan, the Plan recommends that the City pursue the following initiatives in the coming years:

1. ***Regulatory Alignment.*** In order to create vibrant, walkable, and connected centers, the City will need to modify its development and design regulations to encourage, and in some cases require, a new urban form.
2. ***Infrastructure Investment.*** Mauldin was developed as a suburban community and to become a more dense, walkable community, a number of infrastructure improvements will be needed to be made. The City will need to initiate significant improvements to its infrastructure.
3. ***Enact an Annexation Strategy.*** Given geographic constraints, development within the City’s boundaries is limited. To grow in an effective manner, the City should adopt and implement a strategy which prioritizes annexation based on a combination of feasibility and economic impact.
4. ***Maintain a High Quality of Life.*** Historically, Mauldin has provided an excellent quality of life to residents through the provision of recreational and cultural resources. With new development and a greater population, the City will need to maintain and grow these unique amenities.

The Introduction of this Plan also incorporates a brief section on how to use the Plan. This brief section addresses City staff, elected and appointed officials, developers/property owners, and other stakeholders.

PLAN ADOPTION PROCESS

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 prescribes the adoption of the comprehensive plan as follows:

“The local planning commission may recommend to the [city council] and the [city council] may adopt the plan as a whole by a single ordinance or elements of the plan by successive ordinances. ... Before adoption of an element or a plan as a whole, the [city council] shall hold a public hearing on it after not less than thirty days’ notice of the time and place of the hearings has been given in a newspaper having general circulation in the jurisdiction.”

At its meeting on May 26, the Planning Commission voted, 6-0, to approve a resolution recommending the adoption of the draft Comprehensive Plan presented to this Committee and City Council.

In accordance with State law, the public hearing for this Plan has been set for the City Council meeting on June 15. In order to meet the minimum 30-day notice, this hearing was advertised in the *Greenville News* on May 1, 2026.

Adoption of the Comprehensive Plan must be by ordinance and requires two readings by City Council.

ATTACHMENT

Ordinance

[Link to Comprehensive Plan](#)

ORDINANCE # _____

AN ORDINANCE TO ADOPT
THE “PLAN MAULDIN” COMPREHENSIVE PLAN

WHEREAS, the Mauldin Planning Commission undertakes continuing planning efforts for the physical, social, and economic growth, development, and redevelopment within the City of Mauldin; and

WHEREAS, the Mauldin Planning Commission recommends the adoption of the “Plan Mauldin” Comprehensive Plan, hereinafter referred to as the “Comprehensive Plan”, to provide a coordinated and comprehensive plan of the long-term objectives and strategies of the City of Mauldin; and

WHEREAS, the Comprehensive Plan includes all of the planning elements required by Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as follows:

1. A population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. An economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of economic base;
3. A natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. A cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural or scenic resources, archaeological, and other cultural resources;
5. A community facilities element which considers transportation network; water supply, treatment, and distribution; sewage system and waste water treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
6. A housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing;
7. A land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped; and includes maps of current and desired future land use;
8. A transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network;
9. A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and



recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools;
10. A resiliency element that considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare; and

WHEREAS, the minimum public hearing requirements will be met and exceeded; and

WHEREAS, public participation efforts and public information meetings were conducted by Benchmark Planning; and

WHEREAS, the efforts of Benchmark Planning, City of Mauldin officials, and the citizens of Mauldin have resulted in an innovative and achievable Comprehensive Plan to guide future development and redevelopment; and

WHEREAS, in order for the Comprehensive Plan to remain responsive and relevant to changing conditions, it may be amended and/or updated from time to time; and

WHEREAS, the Mauldin City Council finds that the “Plan Mauldin” Comprehensive Plan and maps included therein are critical, necessary, and desirable to guide the development and redevelopment within the City of Mauldin.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the “Plan Mauldin” Comprehensive Plan is hereby **ADOPTED**. This Plan shall be utilized by the City Council, the Mauldin Planning Commission and all City of Mauldin departments, agencies and officials as the official guide in making decisions concerning development and redevelopment within the City of Mauldin.

This ordinance shall become effective upon and after its final passage.

Passed on First Reading: _____

Passed on Second Reading _____

CITY OF MAULDIN, SOUTH CAROLINA

BY: _____
Terry Merritt, Mayor

ATTEST:

APPROVED AS TO FORM:

Cindy Miller, Municipal Clerk

Daniel Hughes, City Attorney



CITY COUNCIL AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 8b

TO: City Council
FROM: Brian McHone, Fire Chief
SUBJECT: MOU Automatic Aid Agreement

REQUEST

Staff is requesting approval of a MOU for Automatic Aid with the City of Simpsonville and to authorize the Mayor or his designee to execute additional Agreements with other departments as needed.

HISTORY/BACKGROUND

Fire departments in Greenville County regularly sign MOUs for Automatic and Mutual Aid Agreements to assist other departments in case of an emergency that requires additional resources or personnel.

ANALYSIS or STAFF FINDINGS

It is important for public safety to work cooperatively with other departments throughout the County to provide and receive resources to properly respond to certain emergency situations. This agreement sets the framework for assistance which can either provided or received by either department and is in keeping with the standards and requirements of such agreements.

Staff would also like to use this Agreement as the template for additional Automatic Aid Agreements with other departments, as needed, to ensure proper and orderly response to emergency situations. These Agreements will be executed by the Mayor or his designee and maintained by the Fire Chief.

In addition to the pending agreement with Simpsonville FD, the City of Mauldin and Mauldin Fire Department have similar agreements with Boiling Springs (2024), and Greenville County (2025). MFD is also in talks with both Belmont Fire and Clear Springs Fire for similar agreements or to update existing agreements.

FINANCIAL IMPACT

Minimal fiscal impact and each party will bear its own costs and expenses in complying with the Agreement.

RECOMMENDATION

Staff recommends forwarding the proposed Agreement to Council for approval the Mayor or his designee to enter into Automatic Aid Agreements.

ATTACHMENTS

- MOU for Automatic Aid with the City of Simpsonville.

CSTATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) MEMORANDUM OF UNDERSTANDING
AND AUTOMATIC AID AGREEMENT

This MEMORANDUM OF UNDERSTANDING (“Agreement”) is made and entered into by and between the CITY OF SIMPSONVILLE, SOUTH CAROLINA (“Simpsonville”), for and on behalf of the City of Simpsonville Fire Department (the “SFD”), and CITY OF MAULDIN, SOUTH CAROLINA (“Mauldin”), for and on behalf of the City of Mauldin Fire Department (the “MFD”) (each a “Party” and collectively, the “Parties”), and shall be effective on the date that the Agreement has been signed by the last of the Parties hereto. Each party is responsible for any approval requirements of their respective governing bodies as may be required under the laws of the State of South Carolina.

WHEREAS, Simpsonville is an incorporated municipality and political subdivision of the State of South Carolina; and

WHEREAS, Mauldin is an incorporated municipality and political subdivision of the State of South Carolina; and

WHEREAS, the South Carolina Constitution, Article VIII, Section 13, provides that any county, incorporated municipality, or other political subdivision may agree with the State or with any other political subdivision for the joint administration of any function and exercise of powers and the sharing of the costs thereof; and

WHEREAS, Simpsonville and Mauldin acknowledge that this Agreement is an intergovernmental agreement authorized under Article VIII, Section 13, of the South Carolina Constitution; and

WHEREAS, the South Carolina Code of Laws, Section 6-11-1810 provides that any municipality, fire district, fire protection agency, or other emergency service entity may provide mutual aid assistance, upon request, from any other municipality, fire district, fire protection agency, or other emergency service delivery system in the State at the time of a significant incident such as fire, earthquake, hurricane, flood, tornado, hazardous material event, or other such disaster; and

WHEREAS, the Parties are dedicated to providing support to each other to improve the safety of their citizens and their firefighters; and

WHEREAS, “Automatic Aid” is defined herein as assistance that is automatically dispatched for emergency incidents occurring within the designated areas of the Parties’ respective jurisdictions; and

WHEREAS, the Parties desire to memorialize their understanding of Automatic Aid for emergency incidents that occur in the designated response areas of their respective jurisdictions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereto agree as follows:

I. Terms of Automatic Aid Dispatch.

A. It is expressly agreed and understood that the primary responsibility of the SFD and the MFD is to provide emergency services within the geographical boundaries of their respective jurisdictions, with said geographical boundaries of each jurisdiction being defined within the CAD system utilized by the SFD and the MFD Communications Center. Therefore, it is agreed

that a Party whose assistance is requested shall be the sole judge as to whether or not it can respond to an emergency incident and to what extent it can comply with the request for assistance from the other Party.

B. This Agreement applies to all calls for service for reported or confirmed structure fires occurring or other calls for service related to emergencies (“emergency incidents”) within the designated areas of the SFD and the MFD.

C. Each Party agrees to follow the following procedure for Automatic Aid:

1. Upon receiving a dispatch from a Communication Center/PSAP, the SFD and/or the MFD will automatically respond to emergency incidents occurring in each fire department’s protection area.
2. The request for assistance shall include: (i) a description of the situation creating the need for assistance, (ii) the specific aid needed, (iii) the specific apparatus needed, and (iv) the location to which firefighters are to be dispatched. It is recommended that all the information listed above be delivered through the Computer Automatic Aid (CAD) and that the fire departments acknowledge their response with Mobile Data Terminals (MDT) if available.
3. All emergency incident operations will be conducted in accordance with 29 CFR §1910.134, Respiratory Protection Program, for personnel working in atmospheres that pose an immediate threat to life and health (IDLH).
4. All tactical units and personnel responding to a mutual dispatch emergency incident will operate in accordance with the Incident Command System prescribed by the U.S. Department of Homeland Security's National Incident Management System (NIMS). The use of 10-codes shall be prohibited. Good judgment for using “Plain Language” should prevail. Keep radio traffic to the minimum necessary to convey information. Radio traffic shall be clear and concise. Upon arrival at scene, the use of the Blue Card radio reporting template to convey the situation to incoming units is recommended. Incidents will be under the command of the first arriving officer on scene, regardless of jurisdiction, until command is assumed by an officer of appropriate rank from the jurisdiction in which the incident is located.
5. Units responding to emergency incidents must comply with the agreed upon standard operating guidelines (SOG) for structural firefighting, its SOG for incident management, and/or the Incident Commander's directions. A committee will be formed with equal representation from each Party to establish these SOGs.
6. Incident Commanders will use a personnel accountability system to monitor the location and assignment of personnel during emergency incident operations.
7. Only personnel trained according to NFPA 1001, Standard for Fire Fighter Professional Qualifications, Firefighter II, or an equivalent level will participate in emergency incidents when providing Automatic Aid.
8. All Automatic Aid apparatus will be staffed with a minimum of two (2) personnel meeting NFPA qualifications examples (NFPA 1001, NFPA 1002 and NFPA 1021).

D. Each Party shall bear its own costs and expenses in complying with this Agreement. The assisting Party shall not be reimbursed by the requesting Party for the use of its equipment and personnel. For the avoidance of doubt, this Agreement shall in no manner affect the compensation, pension, or retirement rights of any responding personnel.

E. Each Party shall be responsible for its own equipment and personnel and further agrees to waive any and all claims it may have against the other Party for compensation of any loss, damage, personal injury, or death occurring as a result of any performance under the terms of this Agreement.

F. The Parties agree to participate in quarterly joint training exercises.

II. Apparatus and Personnel Staging. The Parties agree to use the following levels of staging:

A. ON SCENE: Staging area for personnel will be designated by the Incident Commander. All personnel arriving at the scene shall report to staging and check in for accountability.

B. LEVEL I: Level I is located one or two blocks from the scene, where apparatuses are staged, but not committed to the emergency incident until given an assignment by the Incident Commander.

C. LEVEL II: For large emergency incidents where command desires to maintain a reserve of apparatuses and manpower close to the scene, respond and standby at the pre-determined, designated staging area and await assignment by the Staging Area Manager.

III. Recordkeeping.

A. The requesting Party shall be primarily responsible for maintaining records relating to the emergency incident for which Automatic Aid has been requested. However, each Party shall maintain records of activities of its personnel that it would otherwise generate within its own jurisdiction including, but not limited to, incident reports. Each Party shall make these records available to the other Party upon request and without cost.

B. The requesting Party shall be primarily responsible for responding to Freedom of Information (“FOIA”) requests relating to the emergency incident for which assistance has been requested. However, each Party shall maintain records as set forth above and assist the requesting Party in responding to FOIA requests in a timely manner and without cost.

IV. Terms of the Agreement.

A. Term; Termination. This Agreement shall continue in effect for three years, unless earlier terminated by the Parties hereto as provided herein. Any renewal of this Agreement shall be accomplished only by legislative act of equal dignity.

B. Termination. Each Party shall have the right to terminate this Agreement upon 90 days’ prior written notice to the other Party. Such notice shall be effective upon receipt by the other Party.

C. Entire Agreement; Amendments. This Agreement represents the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes any existing agreements, written or otherwise, among the Parties concerning the subject matter of Automatic Aid. This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of each of the Parties to this Agreement.

D. Other Agreements. THIS AGREEMENT DOES NOT ALTER, IN ANY WAY, EXISTING AGREEMENTS WITH OTHER AGENCIES.

E. Assignment. This Agreement may not be assigned by either Party hereto without the express written consent of the other Party. This Agreement shall be binding upon the respective successors and permitted assigns of the Parties.

F. Employment Status. Nothing herein shall be construed or interpreted to imply that the firefighters responding in accordance with this Agreement shall be the employees of the fire agency requesting such assistance.

G. Insurance. Each Party shall maintain suitable insurance coverage for general liability, automobile liability, workers' compensation for the benefit of their own employees, and other such coverage as may be required by law or deemed advisable by individual Parties.

H. No Indemnification or Third-Party Rights. To the extent provided by law, the Parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits, or damages that arise from the activities of their employees, officers, and officials under this Agreement. No right of indemnification is created by this Agreement, and the Parties expressly disclaim such right. This Agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any person or entity not a party to this Agreement.

I. Choice of Law. This Agreement shall be governed by and interpreted under the laws of the State of South Carolina.

[Signature page follows]

IN WITNESS WHEREOF, the duly authorized representatives of each of the Parties hereto have executed this Agreement as of the dates set forth below.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

By: _____
ITS: _____
Date: _____

CITY OF MAULDIN, SOUTH CAROLINA

Terry Merritt
Mayor
Date: _____

Approved as to form:

Daniel R. Hughes, City Attorney

Reviewed:

Simpsonville Fire Chief

Reviewed:

Mauldin Fire Chief



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

MEETING DATE: June 15, 2026
AGENDA ITEM: 8(c)

TO: City Council
FROM: Seth Duncan, City Administrator
SUBJECT: GCRA Cooperative Agreement and Resolution

REQUEST

Staff is requesting Council approval of the GCRA Cooperative Agreement and Resolution.

HISTORY/BACKGROUND

Back in March, representatives from Greenville County Redevelopment Authority (GCRA) indicated that the City would need to update the Urban County Cooperative Agreement between the City and Greenville County this year. These documents were received by the City, but not in time to be added to the Committee Agendas and is now being presented to Council directly.

Every three years, the U.S. Department of Housing and Urban Development (HUD) requires Greenville County to requalify as an Urban County and to certify the continuation of the Cooperative Agreement between The Greenville County Redevelopment Authority (GCRA) and the City of Mauldin. Now in 2026, Greenville County is required by HUD to update its Cooperative Agreement with the City of Mauldin. The new Cooperative Agreement for the Qualifying Periods of Fiscal Years (FYs) 2027 - 2029, including the Auto-Renewal period (FYs 2030 - 2032).

ANALYSIS or STAFF FINDINGS

Staff continues to find great value in its partnership with Greenville County and GCRA for access to and utilization of various Community Development Block Grant programs. In order to continue accessing the program, Council needs to approve and authorize execution of the Cooperative Agreement and Resolution. The City of Mauldin would not be able to opt out of the Cooperative Agreement within FY 2027-2029. The Cooperative Agreement Auto-Renewal period includes FY2030-FY2032. During FY2029, City of Mauldin will be given the option to opt-out of the Auto-Renewal.

RECOMMENDATION

Staff recommends approval of both the Cooperative Agreement and Resolution.

ATTACHMENTS

- GCRA Urban County Participation Decision Letter
- Cooperative Agreement
- Resolution



May 26, 2026

Mayor Terry Merritt
City of Mauldin
PO Box 249
Mauldin, SC 29662

Dear Mayor Merritt:

RE: Urban County Participation Decision Letter

Every three years, the U.S. Department of Housing and Urban Development (HUD) requires Greenville County to requalify as an Urban County and to certify the continuation of the Cooperative Agreement between The Greenville County Redevelopment Authority (GCRA) and the City of Mauldin. Now in 2026, Greenville County is required by HUD to update its Cooperative Agreement with the City of Mauldin. The new Cooperative Agreement for the Qualifying Periods of Fiscal Years (FYs) 2027 - 2029, including the Auto-Renewal period (FYs 2030 - 2032) is enclosed for your review and execution

If the City of Mauldin would like to continue to participate in Greenville County's Urban County program, please sign and return this letter, the executed Cooperative Agreement, and a Resolution (template provided). The Cooperative Agreement would continue for Fiscal Years (FYs) 2027 - 2029 (July 1, 2027, to June 30, 2030). The City of Mauldin would not be able to opt out of the Cooperative Agreement within FY 2027 - 2029. The Cooperative Agreement Auto-Renewal period includes FY2030-FY2032. During FY2029, City of Mauldin will be given the option to opt-out of the Auto-Renewal.

If the City of Mauldin does elects not to execute the new Cooperative Agreement and provide the executed Resolution, the City will not receive funds from the CDBG and HOME program. You must also notify us and the HUD Field Office in Columbia by July 1, 2026, in writing if you choose to terminate the agreement.

Please sign below and return this letter and the executed Resolution to Jose Reynoso by July 1, 2026.

If you have any questions, please contact Jose Reynoso at (864) 242-9801 extension 127, or email him at jreynoso@gcra-sc.org.

Sincerely,

Joe Smith
Executive Director

Enclosure

cc: Seth Duncan, City Administrator
Cindy Miller, City Clerk

The City of Mauldin will continue to participate in Greenville County's Urban County Program.

Mayor Terry Merritt

Date

the Federal Fiscal Year 2027 Urban County qualification process) to limit “auto-renewal” of Cooperation Agreements to one additional three-year qualification period following the initial three-year qualification period.

6. The County has demonstrated its capacity to administer such a county-wide program and to assist the participating municipalities through its designated agency, GCRA, pursuant to Act 516, General and Permanent Laws 1969, and S.C. Code Ann. § 31-10-10.

7. Greenville County Council, operating under the Council-Administrator form of government, S.C. Code Ann. §§ 4-9-610, *et seq.*, is the appropriate body and is fully authorized to approve the terms and provisions of this Agreement, and the Chairman of County Council is authorized to execute this Agreement on the County’s behalf.

8. The Mayor of the Municipality is authorized by **[city council resolution dated _____]** to execute this Agreement on the Municipality’s behalf.

9. The Chairman of the Board of GCRA is authorized to execute this Agreement on GCRA’s behalf.

TERMS OF AGREEMENT

In consideration of the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **PURPOSE.** The County and the Municipality agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities, as approved and authorized between the parties in the CDBG Agreements, including the Consolidated Plan.

2. **PROGRAMS COVERED.** This Agreement covers the following formula funding programs administered by HUD where the County is awarded and accepts funding directly from HUD: the CDBG Program, the HOME Program, and the ESG Program. The Municipality understands and agrees that it may receive a formula allocation under the HOME and ESG Programs only through the Urban County. This does not preclude the County or the Municipality from applying for HOME or ESG funds from the State of South Carolina, if the State so allows.

3. **QUALIFICATION PERIOD.** This Agreement shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028, and 2029, and until funds granted and program income received during that three-year program period are expended and the funded activities completed. Neither the County nor the Municipality may terminate, withdraw, or be removed from the program during the three-year program period.

4. **AUTOMATIC RENEWAL.** This Agreement will renew automatically for participation in one successive three-year Urban County qualification period covering Federal Fiscal Years 2030, 2031, and 2032, unless the Municipality or the County provides written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD.gov Urban Counties website. The County shall notify the Municipality in writing of the Municipality's right to make this election, and a copy of the County's notification shall be sent to the HUD field office by the date specified on the HUD.gov Urban Counties website. Upon the close of Federal Fiscal Year 2032, this Agreement shall expire unless the parties reauthorize and re-execute a new Cooperation Agreement to continue participation in successive Urban County qualification periods, consistent with HUD's "auto-renewal" policy at CPD Notice CPD-26-08 § 3.7.

5. **AGREEMENT TO AMEND ON FUTURE HUD REQUIREMENTS.** The parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either party to adopt any such amendment, and to submit such amendment to HUD, will void the agreement for such qualification period.

6. **NO STATE CDBG GRANTS.** The Municipality understands and agrees that it may not apply for grants under the State CDBG Program for the fiscal years during the period in which the Municipality participates in the County's CDBG Program. During the term of this Agreement, including any automatic renewal, the Municipality may not apply for grants under the Small Cities or State CDBG Programs or participate in a HOME consortium or the ESG Program except through the Urban County, unless allowed by State HOME or ESG programs.

7. **GRANT APPLICATIONS.** Upon obtaining the agreement of all necessary participating municipalities, the County shall make applications for funding as an Urban County Entitlement Recipient under the HCDA, the Cranston-Gonzalez National Affordable Housing Act of 1990, the Housing and Community Development Act of 1992, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009, and the implementing regulations of each. The Municipality authorizes the County to include the Municipality's population as the basis for calculating and securing such funding.

8. **COUNTY AS GRANT RECIPIENT.** The County shall be the recipient of the grants and is responsible for ensuring that all activities undertaken with grant funds are eligible under the statutes named in section 7. The County is given full and complete authority to administer and monitor any projects or programs undertaken in the Municipality to assure compliance.

9. **GRANT ADMINISTRATION.** The County shall administer and distribute all funds received from HUD as a result of CDBG, HOME, ESG, and

related grant applications through its designated agency, GCRA, pursuant to Act 516, General and Permanent Laws 1969 and S.C. Code Ann. § 31-10-10 (1976), as amended. GCRA shall provide such technical assistance as is necessary to ensure compliance with all provisions of the statutes named in section 7.

10. **FUNDING FORMULA.** Funds received from CDBG, HOME, ESG, and related grant applications shall be made available to the parties according to the formula agreed to in 1978, as revised in 1999, marked “Exhibit A” and incorporated in this Agreement by reference, with the understanding that actual dollar amounts the parties are eligible to receive will increase or decrease proportionate to: (a) the annual entitlement amount established by HUD; and (b) such distribution as may be necessary to comply with the requirements of Title I of the HCDA and applicable implementing regulations. Additional funding obtained as a result of the 1979 “Urban County” amendment to the HCDA, regarding municipalities partially located within two counties, shall accrue exclusively to the affected municipalities (*i.e.*, Fountain Inn and Greer) in proportion to the respective increase in population attributable to each municipality. Related HUD funding and other Federal and State funding shall be distributed not on a formula basis, but as appropriate to opportunities within the individual municipalities.

11. **PROJECT ELIGIBILITY.** The Municipality may develop projects to be implemented within its boundaries. The County, through GCRA, shall have final responsibility for project selection to ensure that federal program guidelines are met. The County, through GCRA, shall have sole responsibility for preparation and filing of Consolidated Plans and Annual Action Plans regarding program activities to be undertaken. All projects and programs undertaken by the Urban County and the Municipality shall implement and further the goals and objectives set forth in the Consolidated Plan established for the Urban County, and any revisions, extensions, or replacement Consolidated Plans duly submitted and approved.

12. **CONSOLIDATED PLAN COMPLIANCE.** The parties shall take all appropriate legal, administrative, and legislative actions authorized by State and local laws necessary to successfully complete all programs included in the Consolidated Plan or any component thereof, and to satisfy the requirements of the CDBG, HOME, and ESG Programs undertaken with grant funds.

13. **PROGRAM INCOME.** The County, through GCRA, shall receive, monitor, and distribute all program income generated by all projects and programs operated in the Municipality or in the unincorporated areas of the County. The County, through GCRA, shall ensure that all such activities are eligible under the acts and regulations cited in this Agreement, including activities affected by the Separation of Church and State Doctrine, fair housing provisions, and other federally mandated programs.

14. **TITLE TO REAL PROPERTY.** Title to any real property acquired with CDBG, HOME, or ESG funds allocated to the Municipality, and located within the Municipality when acquired, may be vested in the Municipality, program requirements permitting, or in GCRA. Title to any real property acquired with CDBG, HOME, or ESG funds, and not situated within the corporate limits of a participating municipality when acquired, shall be vested in GCRA, or its designee. Title to any property acquired by GCRA through other federal programs or non-public resources shall reside in GCRA's name, or its designee, whether the property is situated within a participating municipality or within the unincorporated area.

15. **REAL PROPERTY USAGE.** Any real property acquired with CDBG, HOME, ESG, or related grant funds for use by the Municipality shall conform to such usages as may be specified as eligible under the provisions of the statutes named in section 7 and their accompanying regulations. Should the Municipality desire to change the usage or dispose of any such property, it shall first obtain the approval of GCRA in order to assure conformance with applicable law.

16. **EXCESSIVE FORCE.** The County and the Municipality each have adopted and are enforcing:

A. A policy prohibiting the use of excessive force by law enforcement agencies within their jurisdictions against any individuals engaged in nonviolent civil rights demonstrations; and

B. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of nonviolent civil rights demonstrations within their jurisdictions.

17. **SUBRECIPIENT REQUIREMENTS.** Pursuant to 24 C.F.R. § 570.501(b), the Municipality is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 C.F.R. § 570.503.

18. **COMPLIANCE WITH FEDERAL LAW; AFFIRMATIVELY FURTHERING FAIR HOUSING.** The County and the Municipality shall take all actions necessary to assure compliance with the County's certification under section 104(b) of Title I of the HCDA, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (and the implementing regulations at 24 C.F.R. pt. 1) and the Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (and the implementing regulations at 24 C.F.R. pt. 100), and shall comply with the obligation to affirmatively further fair housing. The parties shall comply with section 109 of Title I of the HCDA (and the implementing regulations at 24 C.F.R. pt. 6, which incorporate section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 C.F.R. pt. 8, Title II of the Americans with Disabilities Act and the implementing regulations at 28 C.F.R. pt. 35, the Age

Discrimination Act of 1975 and the implementing regulations at 24 C.F.R. pt. 146, section 3 of the Housing and Urban Development Act of 1968, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the implementing regulations at 49 C.F.R. pt. 24, and section 104(d) of the HCDA and the implementing regulations at 24 C.F.R. pt. 42), the Davis-Bacon Act, the National Environmental Policy Act of 1969, Executive Order 11988, and all other applicable laws and regulations. The parties further agree that Urban County funding shall not be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing.

19. **NO SALE, TRADE, OR TRANSFER OF FUNDS.** Parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

20. **HOLD HARMLESS.** The parties agree that should a grant be withheld, withdrawn, or terminated for any reason, the County and GCRA shall be held harmless and shall not be subjected to any actions by the Municipality for any resulting consequences.

21. **AMENDMENT.** Except as provided in section 5 (which governs amendments required by HUD), this Agreement may not be amended except by written instrument signed by all parties and approved by HUD. The terms of this Agreement bind the parties, their successors, and assigns.

22. **ENTIRE AGREEMENT.** This Agreement, together with Exhibit A, is the entire agreement among the parties with respect to its subject matter and supersedes the 2014 Agreement and any prior agreements covering the same subject matter. This Agreement binds the parties, their successors, and assigns.

GREENVILLE COUNTY

Benton Blount, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

ATTEST:

[PRINT NAME]

[PRINT NAME]
Chairman of the Board, GCRA

CITY OF [MUNICIPALITY]

ATTEST:

[PRINT NAME], Mayor

[PRINT NAME]

[PRINT NAME]
City Manager

EXHIBIT A

The amount of CDBG and HOME annually budgeted to the municipalities will be based on the total annual allocation of CDBG and HOME, Total Population, Number of Persons in Poverty, and Number and Proportion of Overcrowded Units as determined by most recent American Community Survey and CHAS (Comprehensive Housing Affordability Strategy) data.

A RESOLUTION

TO APPROVE THE COOPERATIVE AGREEMENT BETWEEN GREENVILLE COUNTY AND THE MUNICIPALITY OF MAULDIN TO OBTAIN URBAN COUNTY STATUS WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND APPOINT THE GREENVILLE COUNTY REDEVELOPMENT AUTHORITY (GCRA) AS ITS AGENT FOR THE PURPOSE OF ADMINISTERING ANY GRANT FUNDS RECEIVED AS A RESULT OF THE AGREEMENT.

WHEREAS, since 1978 the County of Greenville has joined with the five included small municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest, executing a Cooperative Agreement every three years, in order to obtain Urban County status with the United States Department of Housing and Urban Development and be eligible to receive annual Urban County entitlement grants of Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grant funds; and

WHEREAS, the partnership has been successful, resulting in the receipt of millions of dollars in grant funds by the County and these municipalities which has been vital in providing and improving housing for low- and moderate-income families in the County and the municipalities, as well as the infrastructure in their communities, economic development, recreation, and social services throughout the County; and

WHEREAS, the Mauldin City Council finds that participation by the municipality of Mauldin in the County of Greenville Urban County Community Development Block Grant and the HOME Investment Partnership Grant programs has been advantageous to the City of Mauldin in assisting in the redevelopment of the city ; and

WHEREAS, the County and the municipalities have designated the Greenville County Redevelopment Authority (GCRA) as their agent to administer the grant funds; and

WHEREAS, the prior Cooperative Agreement between the County and the municipalities, dated on or about August 14, 2014 (the “2014 Agreement”), automatically renewed for an additional three qualifying periods covering Federal Fiscal Years 2018-2020, 2021-2023, and 2024-2026, the last of which was confirmed by Greenville County Council Resolution No. 1933 (July 18, 2023); and

WHEREAS, the auto-renewal capacity of the 2014 Agreement is fully expended at the close of Federal Fiscal Year 2026, requiring the parties to enter a new Cooperative Agreement to support qualification for Federal Fiscal Years 2027-2029 and successive three-year qualification periods; and

WHEREAS, the elected governing body of the City of Mauldin has chosen to continue participation in the grant programs and enter a new Cooperative Agreement

with the County for the period FY 2027-2029 with successive three-year qualification periods.

NOW, THEREFORE, BE IT RESOLVED by the City of Mauldin City Council that the City of Mauldin shall enter a new Cooperative Agreement and shall appoint the Greenville County Redevelopment Authority (GCRA) as its agent for the purpose of administering any grant funds received as a result of this Agreement.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2026.

ATTEST:

Terry Merritt
Mayor

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator