ORDINANCE NO. ____

ENACTED PURSUANT TO THE MUNICIPAL TAX RELIEF ACT, TITLE 5, CHAPTER 41 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, PROVIDING FOR THE IMPOSITION OF A ONE PERCENT SALES AND USE TAX TO PROVIDE PROPERTY TAX RELIEF TO OWNER-OCCUPIED HOMES AND TO FINANCE CERTAIN PROJECTS UPON REFERENDUM APPROVAL; THE FORM OF THE BALLOT TO BE USED IN CONNECTION THEREWITH; THE AUTHORIZATION OF THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF MAULDIN, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; AND OTHER MATTERS RELATING THERETO.

ENACTED AUGUST 3, 2026

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

ARTICLE I
FINDINGS

Section 1.01 Findings

In connection with the enactment of this ordinance (the ***"Ordinance"***), the City Council of the City of Mauldin (the ***"City Council"***), the governing body of the City of Mauldin, South Carolina (the ***"City"***), hereby finds and determines as follows:

(a) Pursuant to the Municipal Tax Relief Act, codified at Title 5, Chapter 41 of the Code of Laws of South Carolina, 1976, as amended (the ***"Tax Relief Act"***), the City Council is authorized to impose an up to one percent sales and use tax (the ***"Sales and Use Tax"***), subject to the approval of a referendum to be held in the City. The proceeds of the Sales and Use Tax must be applied for the purposes identified by the City pursuant to Section 5-41-120 of the Tax Relief Act, including providing a credit against a taxpayer's municipal ad valorem tax liability for owner-occupied homes.

(b) The City Council has considered the funding of certain capital projects within the City with an estimated total cost of approximately $19.6 million, has evaluated and determined which capital projects to be funded from the Sales and Use Tax, and has determined the form of the ballot question (the ***"Ballot Question"***), pursuant to Section 5-41-120(E) of the Tax Relief Act.

(c) The City has estimated that a one percent sales and use tax within the City would generate on average approximately $3 million annually totaling more than $24 million during the 8-year period from May 1, 2027 to April 30, 2035.

(d) Pursuant to Section 5-41-120(I) of the Tax Relief Act, the Sales and Use Tax proceeds will be spent on the basis of a priority ranking assigned to the capital projects as established in ***Exhibit A*** attached hereto (the ***"Capital Projects"***), subject to certain conditions and adjustments.

(e) Pursuant to Section 5-41-120(A)(2), since Greenville County has never imposed any tax pursuant to Chapter 10 or Chapter 37, Title 4 of the Code of Laws of South Carolina, 1976, as amended, or pursuant to any local law enacted by the South Carolina General Assembly, the City may impose the Sales and Use Tax at any qualifying general election, the first opportunity being November 3, 2026.

(f) The City Council finds that the health, safety and welfare of the residents of the City shall be benefited from the imposition of the Sales and Use Tax (i) to fund the Capital Projects and (ii) to utilize no less than twenty percent (20%) of the Sales and Use Tax proceeds to provide a credit against taxpayer's municipal ad valorem tax liability for owner-occupied homes and is now minded to enact this Ordinance imposing the Sales and Use Tax subject to a favorable referendum, to be held at the next qualifying general election, as defined in the Tax Relief Act, on November 3, 2026 (the ***"Referendum"***).

(g) The City Council desires that the Ballot Question also include the issuance of general obligation bonds of the City (the ***"Bonds"***) to defray a portion of the costs of the Capital Projects, as allowed under the Tax Relief Act.

(h) In accordance with Section 5-41-120 of the Tax Relief Act, this Ordinance (i) imposes the Sales and Use Tax subject to Referendum approval; (ii) contains the Ballot Question; (iii) specifies the purposes for which the Sales and Use Tax proceeds will be used as set forth on the Ballot Question; (iv) states the maximum time for which the Sales and Use Tax may be imposed; (v) states the maximum amount of Bonds that may be issued to fund Capital Projects, and that the amount of Sales and Use Tax proceeds is expected to meet the cost of defraying or financing Capital Projects; (vi) states that no less than twenty percent (20%) of the Sales and Use Tax proceeds collected will be used to provide a nonrefundable credit against existing municipal ad valorem tax liability on property assessed pursuant to Section 12-43-220(c) of the Code of Laws of South Carolina, 1976, as amended; (vii) states the maximum cost of the Capital Projects; and (viii) states the maximum amount of net Sales and Use Tax proceeds to be used to fund the Capital Projects.

ARTICLE II
SALES AND USE TAX IMPOSITION, PURPOSES, TERMS AND CONDITIONS

Section 2.01 Imposition, Term

Subject to Referendum approval, City Council hereby imposes the Sales and Use Tax in the City for the 8-year period May 1, 2027, through April 30, 2035.

Section 2.02 Purposes

The Sales and Use Tax proceeds shall be applied for the purposes set forth on the Ballot Question (i) to defray the costs of Capital Projects and (ii) no less than twenty percent (20%) of the Sales and Use Tax proceeds will be used to provide a nonrefundable credit against existing municipal ad valorem tax liability in accordance with Section 5-41-170 of the Tax Relief Act on property assessed pursuant to Section 12-43-220(c) of the Code of Laws of South Carolina, 1976, as amended.

So that the construction of many of the Capital Projects can be commenced as soon as possible and in order to achieve the most economic and efficient use of proceeds of the Sales and Use Tax, City Council has determined that Bonds should be issued to defray a portion of the costs of the Capital Projects. The principal amount of the Bonds to be issued pursuant to the Referendum shall not exceed $15.6 million, excluding such premium, if any, named by the purchaser or purchasers of the Bonds as a portion of the purchase price of the Bonds. The proceeds of the Sales and Use Tax shall be pledged to payment of the Bonds.

Section 2.03 Terms and Conditions

The City Council has determined to require Sales and Use Tax proceeds to be spent on the basis of a priority ranking system, subject to the conditions set forth below:

(a) The projects to be funded from the Sales and Use Tax proceeds, and each project's designated tier of funding priority, are listed on ***Exhibit A*** attached hereto. Except as otherwise permitted by subsections (b) and (c) below, the City Council has determined that those projects with a higher priority tier ranking will be funded before projects with a lower priority tier ranking (with Tier 1 being the highest priority ranking) as and to the extent that Sales and Use Tax proceeds become available. Nothing herein shall prevent the simultaneous funding of multiple projects within the same funding tier.

(b) Once the construction contracts for 70% of all projects in a given funding tier have been let, the City can begin spending Sales and Use Tax proceeds on projects in the next funding tier. In addition to property acquisition and construction costs, Sales and Use Tax proceeds and Bond proceeds may be spent on procurement, project management, right-of-way acquisition and work, preconstruction work, such as design, engineering, and related planning, for projects in the next funding tier.

(c) Notwithstanding the above, upon the written request of the City Administrator, the City Council, by ordinance, may determine to fund projects in the next lower priority funding tier before projects of a higher priority funding tier (e.g., funding a Tier 2 project before funding a Tier 1 project). Such ordinance must contain findings that either (i) the higher priority project is delayed or impractical because of construction schedules or other events that may affect the schedule or scope for such project or (ii) the lower priority project has received partial funding from grants or other sources allowing such lower priority project to be undertaken ahead of schedule. The written request and ordinance required by this subsection will specify either (i) the basis of the delay or scope adjustment, which may include issues concerning acquisition of title and rights-of-way, design and engineering considerations, environmental issues, the receipt of all necessary permits and regulatory approvals, bids in excess of project estimates and cost overruns and related scope reduction or value engineering, qualification of bidders, the availability of Sales and Use Tax proceeds or other funding sources, project impossibility, and force majeure or other unforeseen circumstances or (ii) the alternative source or sources of funding of the lower priority project.

(d) The expenditures of Sales and Use Tax proceeds or the proceeds of any related Bonds will be subject to acquisition of property, rights-of-way, design and engineering considerations, the receipt of all necessary permits and regulatory approvals, funding of projects from other sources (including unanticipated grants that fund a project), bids in excess of project estimates, qualifications of bidders, cost overruns, exhaustion or insufficiency of net Sales and Use Tax proceeds or Bond proceeds to complete the projects in the order and priority stated above, and other unforeseen circumstances and conditions. Net Sales and Use Tax proceeds may be used to pay debt service on Bonds, if any, issued to pay the cost of Capital Projects.

(e) All Sales and Use Tax proceeds must be deposited into a separate account of the City and not comingled with any other funds.

<u>Section 2.04 Capital Projects Estimates and Sales and Use Tax Proceeds Estimates</u>

(a) The total cost of the Capital Projects as described herein is expected to be approximately \$19.6 million and the net proceeds of the Sales and Use Tax to be used in such regard is expected to be approximately \$19.6 million.

(b) The City shall apply the proceeds of the Sales and Use Tax to defray or to finance the cost of the Capital Projects, provided that any Bonds issued for such purposes shall not exceed an aggregate principal amount of \$15.6 million, as set forth in the Ballot Question. Sales and Use Tax proceeds may be applied to defray or finance the cost of Capital Projects in accordance with the Tax Relief Act.

ARTICLE III
REFERENDUM

Section 3.01 Ballot Question

The Ballot Question, pursuant to Section 5-41-120(E) of the Tax Relief Act, is set forth below.

BALLOT QUESTION

Must a one percent sales and use tax be levied in the City of Mauldin, South Carolina for no more than eight years for the purpose of allowing a credit against certain municipal ad valorem tax liability and for the purpose of raising the amounts specified for the following purposes?

(1) $15,600,000 for city road infrastructure improvements, including repaving, drainage systems, curbs and sidewalks

(2) $4,000,000 for a new fire station project.

and must the City Council of the City of Mauldin, South Carolina be authorized to issue and sell, either as a single issue or as several separate issues, not exceeding $15,600,000 principal amount of general obligation bonds of the City of Mauldin, to defray the costs of the foregoing purposes, plus issuance costs, to be paid from the sales and use tax to be imposed as stated herein and pledged to the payment of the principal of and interest on such bonds, and, in the event such sales and use tax is inadequate for the payment of such bonds, such bonds shall be payable from an ad valorem tax imposed on all taxable property in the City of Mauldin?

Yes [ ] No [ ]

INSTRUCTIONS TO VOTERS: All qualified electors of the City of Mauldin desiring to vote in favor of imposing the tax for the stated purposes and authorizing the issuance and sale of bonds in connection therewith as outlined above shall vote "YES," and all qualified electors opposed to levying the tax and issuing such bonds shall vote "NO."

Section 3.02 Certification of Referendum

The appropriate election commission (the ***"Election Commission"***) shall conduct the Referendum under the election laws of this State, *mutatis mutandis,* and shall certify the result to the City Council and to the South Carolina Department of Revenue no later than thirty days after the Referendum. The City Council shall thereafter declare the result of the Referendum by resolution.

Section 3.03 Notice of Referendum

To assist the Election Commission in complying with the Tax Relief Act, the contents of the notice of the Referendum required by the Tax Relief Act are described in ***Exhibit B*** hereto.

ARTICLE IV
MISCELLANEOUS

Section 4.01 Transmittal to Election Commission

Upon enactment of this Ordinance, the City Clerk is directed to provide the same to the Election Commission with direction to provide for the submission of the Ballot Question to the electors of the City at the Referendum.

Section 4.02 Authorization for Further Action

The City Council hereby authorizes the City Administrator to take all actions necessary and convenient in connection with implementing this Ordinance.

Section 4.03 Effective Date

This Ordinance shall take effect upon second and final reading thereof.

ENACTED AT MAULDIN, SOUTH CAROLINA, THIS 3RD DAY OF AUGUST, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

____
Mayor

Attest:

____
City Clerk

Approved as to Form:

____
City Attorney

First Reading:	July 20, 2026
Second Reading:	August 3, 2026

EXHIBIT A

PROJECT LIST

EXHIBIT B

NOTICE OF REFERENDUM

NOTICE IS HEREBY GIVEN that a Referendum will be held in the City of Mauldin, South Carolina (the "City"), on November 3, 2026, for the purpose of submitting to all persons qualified to vote in the City, under the Constitution and laws of the State of South Carolina the following question:

Ballot Question

Must a one percent sales and use tax be levied in the City of Mauldin, South Carolina for no more than eight years for the purpose of allowing a credit against certain municipal ad valorem tax liability and for the purpose of raising the amounts specified for the following purposes?

(1) $15,600,000 for city road infrastructure improvements, including repaving, drainage systems, curbs and sidewalks

(2) $4,000,000 for a new fire station project.

and must the City Council of the City of Mauldin, South Carolina be authorized to issue and sell, either as a single issue or as several separate issues, not exceeding $15,600,000 principal amount of general obligation bonds of the City of Mauldin, to defray the costs of the foregoing purposes, plus issuance costs, to be paid from the sales and use tax to be imposed as stated herein and pledged to the payment of the principal of and interest on such bonds, and, in the event such sales and use tax is inadequate for the payment of such bonds, such bonds shall be payable from an ad valorem tax imposed on all taxable property in the City of Mauldin?

Yes [ ]   No [ ]

INSTRUCTIONS TO VOTERS: All qualified electors of the City of Mauldin desiring to vote in favor of imposing the tax for the stated purposes and authorizing the issuance and sale of bonds in connection therewith as outlined above shall vote "YES," and all qualified electors opposed to levying the tax and issuing such bonds shall vote "NO."

The question is being submitted pursuant Title 5, Chapter 41, Code of Laws of South Carolina, 1976 as amended, and an ordinance of the City Council of the City of Mauldin, South Carolina enacted on August 3, 2026 (the "Ordinance"). The referendum ordered by the Ordinance includes the authorizations of the imposition of a sales and use tax and the issuance of general obligation bonds in the principal amount of not exceeding $15,600,000. If a majority of the qualified electors of the City voting in the Referendum vote in favor of the question, (a) a one percent sales and use tax will be imposed in the City of Mauldin for eight years, beginning on May 1, 2027 and will continue to April 30, 2035 and (b) the City Council of the City of Mauldin will be authorized to issue not exceeding $15,600,000 principal amount of general obligation bonds of the City of Mauldin to defray a portion of the costs of the projects listed above and issuance costs. The receipts from the sales and use tax will be applied (i) to pay the debt service on such bonds; (ii) to pay the cost of the projects listed above in the manner set forth in the Ordinance; and (iii) no less than twenty percent (20%) of the Sales and Use Tax proceeds collected will be used to provide a nonrefundable credit against existing municipal ad valorem tax liability on property assessed pursuant to Section 12-43-220(c) of the Code of Laws of South Carolina, 1976, as amended.

Every person offering to vote must be at least eighteen (18) year of age, must reside in the City and must be duly registered on the books of registration for the City as an elector in the precinct in which he or she resides and offers to vote on or before the date on which said books of registration are closed for the Referendum, and must produce, upon presenting himself or herself to vote, a valid and current: (1) South Carolina driver's license, (2) other form of identification containing a photograph issued by the South Carolina Department of Motor Vehicles, (3) passport, (4) military identification containing a photograph issued by the federal government, or (5) South Carolina voter registration card containing a photograph of the voter. Persons who do not or cannot present valid and current identification as provided herein may cast a provisional ballot in accordance with Section 7-13-710, Code of Laws of South Carolina, 1976, as amended.

Any persons wishing to register to vote in the Referendum, if registering by mail, must have such registration postmarked not later than October __, 2026, to the Greenville County Voter Registration and Elections Commission, 225 S. Pleasantburg Dr., Suite B6, Greenville, South Carolina 29607, telephone (864) 467-7250, or, if registering to vote in person, must do so by no later than ______ p.m. on October ____, 2026. Voter registration forms are available online but must be postmarked by October __, 2026; instructions are available via internet at www.scvotes.gov.

Any such registered elector who has moved his or her place of residence within the City after the date on which said books of registration are closed for the Referendum, but before the date of the Referendum, shall be entitled to vote in his or her previous precinct of residence in the Referendum; provided, however, in case any registered elector shall have moved from one precinct in the City to another precinct in the City within thirty days prior to November 3, 2026, and shall have surrendered his registration certificate and has received a new certificate, such elector may vote in the precinct provided for by such new certificate. Persons who become of age during the 30-day period preceding the Referendum shall be entitled to register before the closing of the books if otherwise qualified.

Any person eligible to register to vote in the Referendum who has been discharged or separated from his service in the Armed Forces of the United States prior to November 3, 2026, and has returned home too late to register at the time when registration is required, is entitled to register for the purpose of voting in the Referendum after the discharge or separation from service, up to 5:00 p.m. on the day of the Referendum. This application for registration must be made at the office of the Greenville County Voter Registration and Elections Commission, and if qualified, the person must be issued a registration notification stating the precinct in which he is entitled to vote and a certification to the managers of the precinct that he is entitled to vote and should be placed on the registration rolls of the precinct.

The polls shall be open from 7:00 a.m. until 7:00 p.m. at the polling places designated below and shall be open during these hours without intermission or adjournment. Appropriate vote recorders will be provided at the polling places for the casting of ballots on the aforesaid question. Managers of Election will be appointed by the Greenville County Voter Registration and Elections Commission. The Managers of Election shall see that each person offering to vote takes the oath that he is qualified to vote at this election according to the Constitution of this State, and that he has not voted before in this election. The precincts within the City and locations of the several polling places for such Referendum are as follows:

Precinct Number	Name	Location

[Precinct information to be inserted by the Greenville County Voter Registration and Elections Commission]

Voters who are blind, who are otherwise physically handicapped, or who are unable to read or write are entitled to assistance in casting their ballot. This assistance may be given by anyone the voter chooses except his employer, an agent of his employer, or an officer or agent of his union. The Managers of Election must be notified if assistance is needed. Voters who are unable to enter their polling place due to physical handicap or age may vote in the vehicle in which they drove or were driven to the polls. When notified, the Managers will help voters effectuate this curbside voting provision. Registered voters may be eligible to vote by absentee ballot. Persons wishing more information concerning absentee balloting should contact the Greenville County Voter Registration and Election Commission at (864) 467-7250.

The Greenville County Voter Registration and Elections Commission shall hold a hearing on Ballots challenged in the election on Thursday, November 5, 2026 at ____:00 a.m., at _____________________, Greenville, South Carolina 296__.