

CITY OF MULLINS

151 E. Front Street
P. O. Drawer 408
Mullins, South Carolina 29574



PHONE: (843) 464-9583
FAX: (843) 464-5202

City Council Meeting Raymond Pridgen Auditorium Tuesday, February 10, 2026 6:00 P.M.

AGENDA

1. **Call Meeting to Order & Welcome:** Mayor Miko Pickett
Pledge of Allegiance: Member of City Council
Invocation: Mullins Ministerial Alliance
2. **Disclosure that local media has been informed of meeting pursuant to South Carolina Freedom of Information Act:**
3. **Consent Agenda:**
 - (a) Approval of Minutes – City Council Meeting – January 13, 2026
 - (b) Approval of Minutes – Finance Committee Meeting – January 21, 2026
 - (c) Approval of Minutes – Street Committee Meeting – January 23, 2026
 - (d) Approval of Minutes – Special City Council Meeting – January 26, 2026
 - (e) Approval of Minutes – Recreation Committee Meeting – February 6, 2026
4. **Old Business:**
 - (a) ORDINANCE #25-002, AN ORDINANCE TO AMEND THE TIME FOR CITY COUNCIL MEETINGS”
 - (b) ORDINANCE #2026-002, AN ORDINANCE ADOPTING RULES AND GOVERNANCE FOR MISCELLANEOUS COMMITTEES”
5. **New Business:**
 - (a) Certificate of Appreciation for Snow Assistance – Kevin Sheehan
 - (b) City Attorney Jim Bain – Mullins Election Date Change
 - (c) Adoption of Strategic Plan
 - (d) OBS / Recreation Department
6. **Administrative Report:**
7. **Mayors Report:**
 - (a) Grants: Arts & Humanities, Health Care Foundation, Parks
8. **Executive Session:**
 - (a) Legal Matter – City Attorney Jim Bain
9. **Return to Open Session:**
10. **Adjournment:**



MONTHLY SUMMARY

A total of 13 permit applications were processed by the building department in January.

\$219,023.34 Projects Value submitted and approved in the month of January.

\$1,664.50 Total Building Fees collected for the month of January.

Commercial Applications

Building Permits 1

Residential Applications

Building Permits 12

Residential Demo 0

Commercial Demo 0

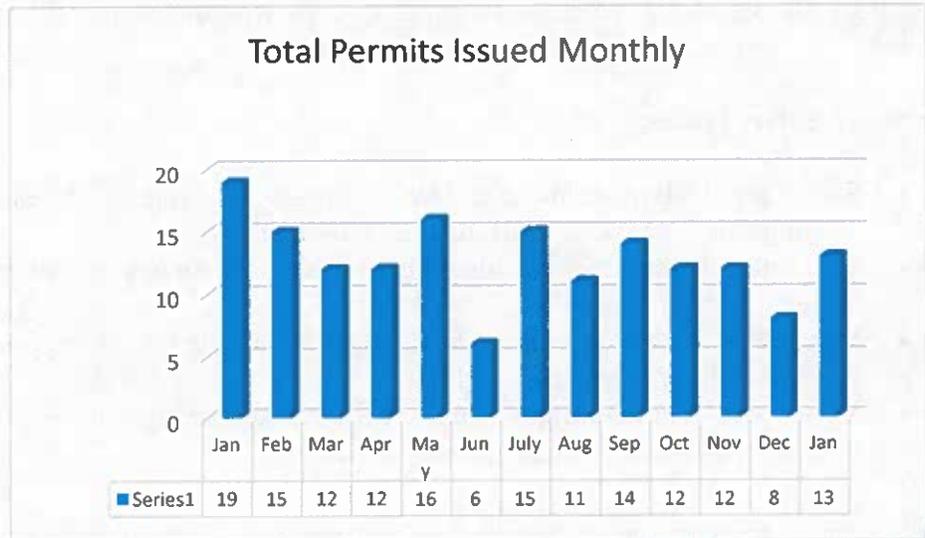
Mobile Home Park

Setup 0

Building Permits 0

MEP Permits 0

Pools 0



Projects or Programs

1. Two New homes under construction (Owner/Builders)
2. One multi-family swelling under construction. (On hold)
3. One church Fellowship Hall under constructions.
4. Two commercial renovations.
5. Multiple inspections, plan reviews and applications processed for residential renovation, additions, or repairs.
6. Vacant Property notification (Ongoing)
7. 27 Properties identified for Demolition Grant. Grant approved. Bid proposal initiated for Asbestos testing.
8. 151 Homes identified and processing. (Unfit)(Ongoing)
9. Construction performed without a permit (Continue to be a problem)
 - a. Owners are not allowed to perform work without a permit. (Limited exceptions)
 - b. Owners are not allowed to perform work on any structure, other than the one they reside in, without a licensed individual performing the work. (Permit(s) required)
 - c. Companies such as an LLC, LLP, INC or CORP, are not allowed to perform any work on any structure (commercial or residential) without a permit.
 - d. Health and Safety issue. (Potential hazards for improperly install work includes by is not limited to electrical fires, carbon monoxide poisoning, lung infections, Intestinal infections, skin infections,



- **Poor Air Quality:** Leaky ducts or improper ventilation can allow dust, allergens, or mold spores to circulate.
- **Carbon Monoxide Poisoning:** Faulty combustion appliances (e.g., furnaces or gas water heaters) or blocked vents can lead to CO buildup — a deadly, odorless gas.
- **Thermal Discomfort or Heat Stress:** Inadequate heating or cooling can create uncomfortable or unsafe temperature levels.
- **Condensation and Mold:** Incorrectly installed ducts or poor insulation can cause moisture buildup, leading to mold growth and respiratory irritation.

4. Plumbing

Plumbing ensures the safe delivery of water and disposal of waste. Faulty plumbing can expose occupants to contamination and structural damage.

Health & Safety Issues:

- **Water Contamination:** Cross-connections or improper backflow prevention can allow sewage or chemicals to enter drinking water lines.
- **Mold and Mildew Growth:** Hidden leaks can lead to damp walls, ceilings, or floors — ideal conditions for mold.
- **Flooding and Structural Damage:** Burst pipes or poor drainage can weaken foundations and create electrical hazards.
- **Scalding or Thermal Shock:** Incorrect water heater installation or lack of temperature control valves can cause dangerously hot water.

Summary Table

<u>System</u>	<u>Key Safety Risks</u>	<u>Health Impacts</u>
Framing	Structural failure, fire spread	Injury, death, mold-related illness
Electrical	Fire, shock, code violations	Burns, electrocution, property loss
HVAC	CO poisoning, poor air quality	Respiratory illness, suffocation
Plumbing	Contamination, leaks, flooding	Waterborne illness, mold exposure

Conclusion

Improper construction in **any of these systems** can lead not only to expensive repairs but also to **severe health and safety risks** for future occupants. Ensuring work complies with **building codes, inspections, and professional standards** is critical to protecting both the property and the people living in it.

January 2026



Administration

Met with SC Visitors Center in Dillon.

Discussed the Palmetto Pride Tree Grant with Tarus. Grant opens in August.

Reviewed grants for Marion County School District.

Completed Sales Tax report.

Consulted with Anthony Carr and Mary Taylor regarding Armstrong Williams Museum and Room in Marion County Museum.

Building Maintenance

Deep cleaned and reconfigured "Boat Room" to house new exhibit of wooden replicas acquired from Horry County Museum.

Gift Shop/donations

January donations and gift shop sales of \$97.

Publicity/Media/Outreach/Programs/Exhibits

Research and Marketing for Black History Month including banners, programs, etc.

Visitors

We had 57 visitors in January.

Coming in 2026:

Photographing front page of each newspaper currently held by the museum.

Walking tour resumes in Spring.

February 12th - SC Tobacco Board meeting at the Museum.

Cemeteries of Mullins documentation in Find a Grave.

Respectfully submitted,

Ronda Bain

Ronda Bain



MULLINS POLICE DEPARTMENT
151 E. FRONT ST
P.O. DRAWER 408
MULLINS, SC 29574



CHIEF OF POLICE PHILIP M. MOSTOWSKI
PHONE: (843) 464-0707
FAX: (843) 464-0722

February 5, 2026

Mullins City Council
151 E. Front St.
Mullins, SC 29574

To City of Council Members:

I have included our monthly report what will show a breakdown and comparison of reported crimes in the City of Mullins for the month of January. If you have any questions regarding this report, I would be more than happy to sit down and go over each one in detail. Since our last meeting we have had:

- Offered conditional employment to Candidate (uncertified.)
- We have two positions open (Patrol Officers)
- Both CID and office staff have been moved to patrol for coverage.
- Actively working on and solving old and new

I would like to extend an open invitation for all council members, to take part of our "Ride Along Program". If you are interested, please get in contact with Captain Turner or myself. Again, thank you very much for your continued support of myself and the department.

Sincerely,

Chief P. M. Mostowski

Chief P.M. Mostowski

SLED	Inhouse Code / Description	Last Year	This Year
ALCOHOL CRIMES			
90D	90D DRIVING UNDER THE INFLUENCE		
90G	90G LIQUOR LAW VIOLATIONS		
Total for Category:		0	0
ARSON/SUSPICIOUS FIRE			
200	200 ARSON		1
978	978 SUSPICIOUS FIRE		
Total for Category:		0	1
ASSAULTS			
100	100 KIDNAPING / ABDUCTION		
11A	11A RAPE - FORCIBLE		
11B	11B SODOMY - FORCIBLE		
11C	11C SEXUAL ASSAULT WITH AN OBJECT		
11D	11D FONDLING - FORCIBLE		1
13A	13A ASSAULT - AGGRAVATED	4	1
13A	CDA CDV - AGGRAVATED	1	
13B	13B ASSAULT - SIMPLE	4	8
13B	CDS CDV - SIMPLE	2	1
13C	13C ASSAULT - INTIMIDATION	4	
13C	CDI CDV - INTIMIDATION		
36A	36A INCEST		
36B	36B RAPE - STATUTORY		
36C	36C INDECENT EXPOSURE (SEXUAL NATURE)		
753	753 TELEPHONE CALLS - OBSCENE, HARASSING	1	1
Total for Category:		16	12
DRUG CRIMES			
35A	35A DRUG / NARCOTIC VIOLATIONS	3	
35B	35B DRUG EQUIPMENT VIOLATIONS	4	
Total for Category:		7	0
HOMICIDE CRIMES			
09A	09A MANSLAUGHTER		
09B	09B NEGLIGENT MANSLAUGHTER		
09C	09C JUSTIFIABLE HOMICIDE		
Total for Category:		0	0
INFORMATION ONLY REPORTS - NRP			
NRP	90T TRAFFIC OFFENSES	2	22
NRP	NRP INCIDENT NOT REPORTED	65	37
Total for Category:		67	59
LARCENY CRIMES			
120	120 ROBBERY		
210	210 EXTORTION / BLACKMAIL		
220	220 BURGLARY / BREAKING & ENTERING	4	2
23A	23A POCKET-PICKING		
23B	23B PURSE-SNATCHING		
23C	23C SHOPLIFTING	3	2
23D	23D THEFT FROM BUILDING		
23E	23E THEFT FROM COIN OPERATED MACHINE		

SLED	Inhouse Code / Description	Last Year	This Year
LARCENY CRIMES			
23F	23F THEFT FROM MOTOR VEHICLE	1	3
23G	23G THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES		1
23H	23H LARCENY - ALL OTHER	10	2
240	240 MOTOR VEHICLE THEFT	2	2
250	250 COUNTERFEITING / FORGERY	1	
26A	26A FRAUD / CONFIDENCE GAME / BREACH OF TRUST	3	
26B	26B TELLER MACHINE FRAUD	1	
26C	26C IMPERSONATION		
26D	26D WELFARE FRAUD		
26E	26E WIRE FRAUD		
270	270 EMBEZZLEMENT		
280	280 STOLEN PROPERTY OFFENSES		1
756	756 USING MOTOR VEHICLE WITHOUT CONSENT		
Total for Category:		25	13

OTHER CRIMES			
26F	26F IDENTITY THEFT		
26G	26G HACKING COMPUTER INVASION		
370	370 PORNOGRAPHY / OBSCENE MATERIAL	1	
520	520 WEAPON LAW VIOLATIONS	3	1
64A	64A HUMAN TRAFFICKING / COMMERCIAL SEX ACTS		
64B	64B HUMAN TRAFFICKING / INVOLUNTARY SERVITUDE		
720	720 ANIMAL CRUELTY		
90B	90B CURFEW / LOITERING / VAGRANCY VIOLATIONS	1	1
90C	90C DISORDERLY CONDUCT	6	6
90F	90F FAMILY OFFENSES, NONVIOLENT		1
90I	90I RUNAWAY	1	
90J	90J TRESPASS OF REAL PROPERTY	4	8
90K	90K INCORRIGIBLE		
90L	90L TRUANCY		
90N	90N RESISTING ARREST	1	
90P	90P CONTRIBUTING TO DELINQUENCY OF A MINOR		
90Z	90A BAD CHECKS		
90Z	90E DRUNKENNESS		
90Z	90H PEEPING TOM		
90Z	90Z ALL OTHER OFFENSES	3	10
979	979 MISSING PERSONS		
980	980 SUICIDES		
992	992 PROWLER		
Total for Category:		20	27

OTHER MONEY CRIMES			
39A	39A BETTING / WAGERING		
39B	39B ASSISTING GAMBLING		
39C	39C GAMBLING EQUIPMENT VIOLATIONS		
39D	39D SPORTS TAMPERING		
510	510 BRIBERY		
Total for Category:		0	0

PROSTITUTION			
40A	40A PROSTITUTION		

SLED	Inhouse Code / Description	Last Year	This Year
PROSTITUTION			
40B	40B ASSISTING OR PROMOTING PROSTITUTION		
40C	40C PURCHASING PROSTITUTION		
Total for Category:		0	0
VANDALISM/DAMAGE			
290	290 VANDALISM OF PROPERTY	4	3
Total for Category:		4	3
Total for Reporting Period:		139	115

Ordinance Number 25-002

An Ordinance to Amend the Time For City Council Meeting

WHEREAS, SC Code Ann. §5-7-250 (a) requires that the council after public notice, shall meet regularly at least once in every month at such times and places as the council may prescribe by rule; and

WHEREAS, SC Code Ann. §5-7-50(b) requires that the council shall determine its own rules and order of business; and

WHEREAS, §2-4-100 (a) of the Code of Ordinances for the City of Mullins, South Carolina provides that “regular meetings of council shall be held on the second Tuesday in each month unless changed by a majority vote of members present at any regular or special meeting”; and

WHEREAS, Mayor and Council desire to amend the time of the regular City Council meeting to 5:30 p.m. on the second Tuesday of the month; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the City of Mullins, South Carolina, in council duly assembled and by authority of the same this 14th day of January, 2025, that the city council meetings will commence at 5:30 p.m. on the second Tuesday of every month.

Mayor Miko Pickett

City Council

ATTEST:

City Attorney:

1st Reading: 2-10-2026
Final Reading: 3-10-2026

ORDINANCE #2026-002, "AN ORDINANCE ADOPTING RULES AND GOVERNANCE FOR MISCELLANEOUS COMMITTEES"

SECTION 1. PURPOSE

The purpose of this Ordinance is to establish uniform rules, procedures, and standards governing the creation, organization, operation, and oversight of all miscellaneous committees, boards, and advisory bodies created or authorized by the City Council/ Mayor of the City of Mullins to promote transparency, accountability, and efficient governance.

SECTION 2. DEFINITIONS

For the purpose of this Ordinance, the following definitions shall apply:

1. **Committee** – Any body officially constituted by resolution, ordinance, or executive action for a specific purpose, including but not limited to advisory, ad hoc, or special committees.
 2. **Miscellaneous Committees** – Committees not otherwise defined by ordinance or statute, or standing rules, formed to address specific matters or projects.
 3. **Member** – Any person duly appointed to serve on a committee by the appointing authority.
 4. **Appointing Authority** – The entity empowered to establish committees and appoint members thereto.
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SECTION 3. ESTABLISHMENT AND AUTHORITY

1. The City Council may establish miscellaneous committees as needed by resolution or motion, specifying:
 - a. The committee's name;
 - b. Its purpose and scope of work;
 - c. Membership composition; and
 - d. Duration (standing or ad hoc).
 2. Each committee shall exercise only those powers expressly delegated by the appointing authority.
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SECTION 4. MEMBERSHIP AND TERMS

1. Members shall be appointed by the appointing authority and shall serve one-year terms/for the duration of the project/at the pleasure of the appointing authority.
 2. Vacancies shall be filled in the same manner as original appointments.
 3. Members may be removed for cause or nonperformance by the appointing authority, following due process.
 4. Each committee shall select from among its members a **Chairperson** and **Secretary** at its first meeting.
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SECTION 5. MEETINGS AND PROCEDURES

1. Committees shall comply with all applicable open meetings and public records laws.
 2. Meetings shall be held as necessary to fulfill the committee's charge and at the call of the Chairperson.
 3. A majority of appointed members shall constitute a quorum.
 4. The Committee Secretary shall take minutes of all proceedings and submit them to the City within 10 days of each meeting.
 5. Committees may adopt additional internal rules of procedure, provided they do not conflict with this Ordinance or other governing laws.
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SECTION 6. REPORTING AND ACCOUNTABILITY

1. Each committee shall provide periodic reports to the appointing authority summarizing its activities, findings, and recommendations.
 2. Upon completion of its assigned task, an ad hoc committee shall submit a final written report and shall be deemed dissolved unless reauthorized.
 3. Standing committees shall report at least annually.
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SECTION 7. FUNDING AND SUPPORT

1. Committees shall operate within any budgetary limits established by the appointing authority.
2. Administrative support may be provided by the [Clerk's Office/City Administrator/Designated Department] as necessary.

SECTION 8. SEVERABILITY

If any provision of this Ordinance or its application is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication as required by law.

First Reading: February 10, 2026
Final Reading: March 10, 2026

Mayor

ATTEST:

Clerk

