

CITY OF MULLINS

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



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City Council Meeting Raymond Pridgen Auditorium Monday, November 10, 2025 6:00 P.M.

A G E N D A

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 – October 14, 2025
 - (b) Approval of Minutes – Special City Council Meeting – October 16, 2025
 - (c) Approval of Minutes – Finance Committee Meeting – October 20, 2025
 - (d) Approval of Minutes – Street Committee Meeting – October 23, 2025 – canceled
 - (e) Approval of Minutes – Planning Commission Meeting – October 23, 2025 – canceled
 - (f) Approval of Minutes – Board of Zoning & Appeals – November 6, 2025 – canceled
 - (g) Approval of Monthly Bills – September 2025
4. **Old Business:**
 - (a) Building Department – Curtis Richardson
Fee Increase
 - (b) Final Reading, Ordinance No. 2025-13, "AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF MULLINS TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020"
 - (c) Final Reading, Ordinance No. 2025-14, "PROPOSED AMENDMENTS TO MULLINS MUNICIPAL CODE, TITLE 2 ADMINISTRATION AND PERSONNEL, CHAPTER 2.04 MAYOR AND COUNCIL"
 - (d) Final Reading, Ordinance No. 2025-15, "AN ORDINANCE TO AMEND ORDINANCE NO 13-334 EXHIBIT A – PURCHASING POLICIES & PROCEDURES, SECTION 12- ITEM D
 - (e) Final Reading, Ordinance No. 2025-16, "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A TAX ANTICIPATION BORROWING OF THE CITY OF MULLINS, SOUTH CAROLINA, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$750,000, IN ANTICIPATION OF THE COLLECTION OF AD VALOREM TAXES FOR A FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026; TO PRESCRIBE THE TERMS AND CONDITIONS OF SUCH BORROWING AND THE FORM OF NOTE TO BE EXECUTED EVIDENCING THE SAME; TO MAKE PROVISION FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO"

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City Council Meeting Agenda
November 10, 2025

5. New Business:

- (a) Approval of Variance for White Oak Mobile Home Park

6. Administrative Report: City Administrator Holly Jackson

7. Mayors Report: Mayor Miko Pickett

- (a) Mullins Strategic Planning – Steer Committee – Survey Analysis & Update
- (b) Mullins Snowflake Jubilee

8. Executive Session:

- (a) Legal Matter – Attorney Robert Corley, Esq.

9. Return to Open Session

10. Adjournment:



Greene Finney Cauley, LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Monthly Performance Report

City of Mullins SC
September 2025

Published on 14 Oct 2025

KPI Results

	RESULT	TARGET	TREND	IMPORTANCE
A PROFITABILITY	SEP 2025		vs AUG 2025	
Total Revenue	\$472,004	\$427,695 ✓	▲ 2.9%	High
014087-1 PROPERTY TAX COLLECT	\$11,363	\$93,250 ✗	▼ -5.6%	Low
B LIQUIDITY				
Cash Ratio	0.58:1	0.50:1 ✓	▼ -0.19:1	Low
C CASH FLOW				
Cash on Hand	\$513,689	\$500,000 ✓	▼ -21.3%	Medium

KPIs Explained

✗ 014087-1 PROPERTY TAX COLLECT \$11,363

A measure of the '014087-1 PROPERTY TAX COLLECT' account from your general ledger. This is an account watch KPI. For this period, the account 014087 - 1 PROPERTY TAX COLLECT is below the required target of \$93,250

✓ Cash on Hand \$513,689

A measure of the cash and cash equivalents in actual possession by the company at a particular time. At the end of this period the company held \$513,689 of cash and cash equivalents. Cash on Hand is above the required target of \$500,000.

Cash on Hand = Cash & Equivalents

✓ Cash Ratio 0.58:1

The Cash Ratio measures the availability of cash and cash equivalents there are to cover current liabilities. Few businesses have sufficient cash and cash equivalents to fully cover current liabilities. Accordingly, a cash ratio of less than 1 is often acceptable. For this period, the cash ratio was 0.58:1, down from 0.77:1 last period and above the minimum target of 0.50:1.

Cash Ratio = Cash & Equivalents ÷ Total Current Liabilities

✓ Total Revenue \$472,004

A measure of the total amount of income generated by the company for goods sold or services provided. The business has earned total revenues of \$472,004. Strategies to improve revenue may include increasing prices, increasing the volume of sales through marketing initiatives or finding alternative sources of income. For this period, the revenue earned is above the required target of \$427,695.

Total Revenue = Revenue

Cash Flow

OPERATING CASH FLOW

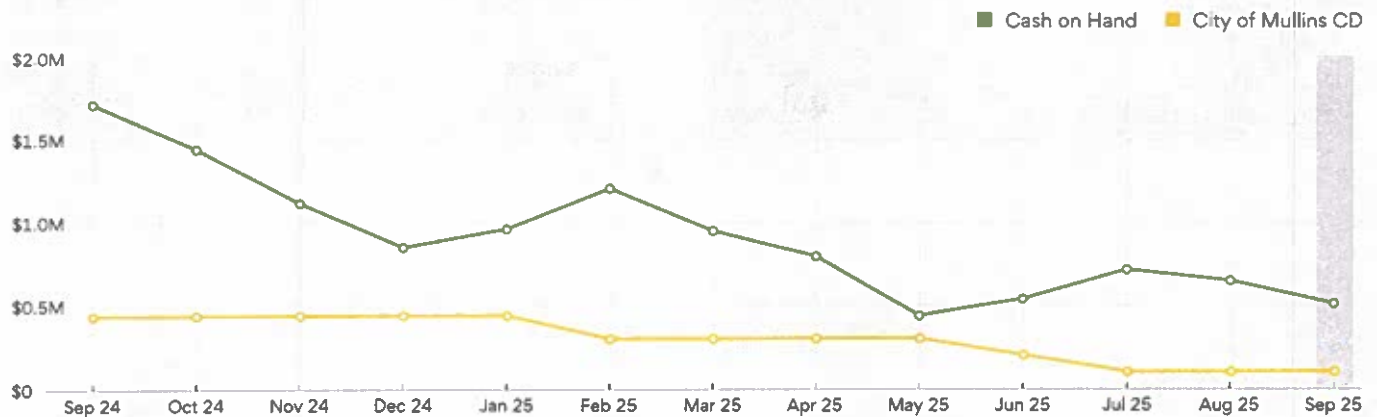
(\$139,072)

Operating cash flow is simply the cash generated by the operating activities of the business. Operating activities include the production, sales and delivery of the company's product and/or services as well as collecting payment from its customers and making payments to suppliers.

Cash Flow Charts

	Jun 2025	Jul 2025	Aug 2025	Sep 2025
Operating Cash Flow	\$108,848	\$176,472	(\$67,008)	(\$139,072)
Cash on Hand	\$542,380	\$719,244	\$652,761	\$513,689

Cash



Balance Sheet as of September 2025 compared to September 2024

BALANCE SHEET	2025/2026 (YTD)	2024/2025 (YTD)	This year vs last year (\$)	This year vs last year (%)
ASSETS				
Cash & Equivalents				
011100-01 Mullins W&S CD #1599	\$103,627	\$437,561	(\$333,934)	-76.32%
011101-00 Petty Cash-Recreation	\$60	\$60	\$0	0.00%
011101-03 PETTY CASH	\$39	\$39	\$0	0.00%
011102-00 General Fund Checking	\$35,912	(\$122,320)	\$158,232	129.36%
ICS Sweep Acct - Capital Fund	\$21,161	\$20,968	\$193	0.92%
011108-00 MPD Night Out	\$1,402	\$1,402	\$0	0.00%
011109-00 150th Celebration	\$241	\$241	\$0	0.00%
ICS Sweep Acct - Museum Fund	\$41,833	\$41,451	\$382	0.92%
ICS Sweep Acct - General Fund	\$0	\$26	(\$26)	-99.96%
Bill.com Money Out Clearing	(\$13,036)	(\$5,885)	(\$7,151)	-121.53%
Restricted Cash	\$322,450	\$1,341,042	(\$1,018,591)	-75.96%
Total Cash & Equivalents	\$513,689	\$1,714,585	(\$1,200,896)	-70.04%
Total Current Assets	\$513,689	\$1,714,585	(\$1,200,896)	-70.04%
Investments or Other Non-Current Assets				
Receivables	\$641,558	\$636,387	\$5,171	0.81%
Total Non-Current Assets	\$641,558	\$636,387	\$5,171	0.81%
Total Assets	\$1,155,247	\$2,350,972	(\$1,195,725)	-50.86%
LIABILITIES				
Accounts Payable				
Accounts Payable bill.com	\$451,893	\$321,782	\$130,111	40.43%
Other Current Liabilities				
012115-00 LOST Roll-Back	\$213,405	\$213,405	\$0	0.00%
012200-00-ACCRUED SALARIES & FR	\$73,877	\$73,877	\$0	0.00%
012202-00 FED WH Taxes	(\$1,363)	(\$400)	(\$964)	-241.12%
012203-00 SC Retirement	\$49,727	\$47,002	\$2,724	5.80%
012204-00 Social Security	(\$818)	(\$300)	(\$519)	-173.10%
012205-00 SC State Tax	(\$554)	(\$453)	(\$101)	-22.28%
012206-00 SC Police Officer Ret	\$24,327	\$8,974	\$15,354	171.09%
012208-05 OUTSTANDING BONDS-PO	\$7,441	\$7,340	\$101	1.38%
012208-10 10% BOND/POLICE FINES	\$120	\$183,213	(\$183,093)	-99.93%
012211-00 Amer. Family Life Ins	(\$6,377)	(\$1,271)	(\$5,106)	-401.63%
012211-10 Creative Worksite Sol	\$1,500	\$720	\$780	108.33%
012211-20 Liberty National	\$1,744	\$504	\$1,240	246.15%
012213-00 Clerk of Court	(\$1,225)	(\$172)	(\$1,053)	-614.10%
012216-00 Tax Levy	\$6,906	\$129	\$6,777	5,238.55%
012218-00 SC Deffered Comp.	\$983	\$861	\$123	14.27%
012219-00 Bankrptcy/Garnishment	(\$6,630)	(\$123)	(\$6,507)	-5,303.89%
012308-02 DUETO S/R HOSPITALITY	(\$12,218)	(\$9,458)	(\$2,760)	-29.18%
012308-04 Due From ARP Fund	(\$39,389)	(\$39,389)	\$0	0.00%
012308-05 Due to Capital Fund	\$0	\$0	\$0	0.00%
032110-00 Accounts Payable	\$2,500	\$2,500	\$0	0.00%
012250-00 Due to Chamber	\$75,731	\$75,731	\$0	0.00%
012500-10 Def Rev Humanit Grant	\$2,326	\$2,326	\$0	0.00%
042308-00 Due to General Fund	\$39,389	\$39,389	\$0	0.00%

September 2025, Year to date vs Year to date Budget

PROFIT & LOSS	Sep 2025	YTD	Budget (YTD)	YTD vs YTD budget (\$)	YTD vs YTD budget (%)
Revenue					
General Fund					
012214-00 SCRS-IPP	\$128	\$383	\$0	\$383	-
014001-00- INTEREST INCOME REV.	\$15	\$281	\$625	(\$344)	-55.07%
014003-00-LOCAL OPTIONS SALES T	\$36,739	\$131,427	\$62,500	\$68,927	110.28%
014005-00 Police Fines Revenue	\$977	\$2,995	\$12,557	(\$9,562)	-76.15%
014005-30 PD National Night Out	\$0	\$0	\$63	(\$63)	-100.00%
014006-00-BUSINESS LICENSE REV	\$2,398	\$25,238	\$15,000	\$10,238	68.25%
014006-10 Franchise Fees	\$9,888	\$39,791	\$45,000	(\$5,209)	-11.58%
014007-00 MISC GEN FUN	\$1,167	\$12,973	\$25,000	(\$12,027)	-48.11%
014007-20 SCMIT Reimbursement	\$15	\$106	\$0	\$106	-
014007-40 GIFT SHOP REVENUE	\$999	\$1,966	\$750	\$1,216	162.13%
014008-10 Special Revenue-PD	\$0	\$0	\$250	(\$250)	-100.00%
014009-00 FIRE DEPT. RECEIPTS	\$0	\$0	\$500	(\$500)	-100.00%
014009-10 FIRE DEPARTMENT DUES	\$0	\$108,432	\$117,500	(\$9,068)	-7.72%
014009-30 RESCUE SQUAD FUNDS	\$0	\$41,715	\$45,000	(\$3,285)	-7.30%
014010-00 Recreation Receipts	\$2,246	\$4,831	\$7,500	(\$2,669)	-35.59%
014012-00 STATE SHARED REVENUE	\$29	\$75,664	\$35,000	\$40,664	116.18%
014013-00 Sanitation Income	\$65,683	\$217,754	\$200,000	\$17,754	8.88%
014013-10 Storm Sewer Fees	\$11,761	\$11,761	\$0	\$11,761	-
014013-10 Storm Sewer Income	\$0	\$0	\$30,000	(\$30,000)	-100.00%
014018-00 Building Dept Fees	\$4,450	\$10,438	\$5,000	\$5,438	108.76%
014021-00 ACCOMMODATIONS TAX	\$0	\$0	\$12,500	(\$12,500)	-100.00%
014024-00 CANTEEN RECEIPTS	\$1,181	\$1,181	\$5,000	(\$3,819)	-76.38%
014025-00 Recreation Rental Inc	\$500	\$1,000	\$2,500	(\$1,500)	-60.00%
014025-10 SCHOOL RESOURCE OFFIC	\$214,430	\$214,430	\$180,000	\$34,430	19.13%
014026-00 LOST PROP.CREDIT FUND	\$62,373	\$258,704	\$142,750	\$115,954	81.23%
014027-00 GRANTS PASS THROUGH M	(\$1,675)	\$180,425	\$0	\$180,425	-
014027-80 PARD Grant	\$15,000	\$107,400	\$0	\$107,400	-
014070-50 DELINQUENT TAXES-MARI	\$0	\$221	\$30,000	(\$29,779)	-99.26%
014082-00 VEHICLE TAX COLLECTIO	\$16,494	\$57,709	\$46,250	\$11,459	24.78%
014087-1 PROPERTY TAX COLLECT	\$11,363	\$32,034	\$3,000	\$29,034	967.81%
Total General Fund	\$456,160	\$1,538,858	\$1,024,244	\$514,613	50.24%
Hospitality Fund					
034000-00 HOSPITALITY INCOME	\$15,844	\$47,231	\$54,285	(\$7,054)	-12.99%
034001-00 INTEREST (HOSP. TAX)	\$0	\$136	\$0	\$136	-
Total Hospitality Fund	\$15,844	\$47,367	\$54,285	(\$6,918)	-12.74%
Capital Fund					
074001-00 - Interest	\$0	\$36	\$0	\$36	-
074041-00 Transfer In (GF)	\$0	\$0	\$26,735	(\$26,735)	-100.00%
Total Capital Fund	\$0	\$36	\$26,735	(\$26,699)	-99.87%
Total Revenue	\$472,004	\$1,586,261	\$1,105,265	\$480,996	43.52%
Expenses					
General Fund Expenditures					
Admin					
015001-00 Salaries	\$14,709	\$44,587	\$39,849	\$4,738	11.89%
015002-00 Medical/Life Ins	\$13,910	\$41,521	\$22,300	\$19,221	86.19%
015003-00 Social Security	\$924	\$3,127	\$3,048	\$79	2.59%
015004-00 SC Retirement Exp	\$2,599	\$5,199	\$6,998	(\$1,799)	-25.71%
015005-00 Legal & Accounting	\$5,100	\$21,315	\$20,000	\$1,315	6.58%
015006-00 Advertising	\$0	\$0	\$1,000	(\$1,000)	-100.00%
015007-00 Utilities	\$589	\$1,745	\$2,000	(\$255)	-12.76%
015008-00 Telephone	\$801	\$1,951	\$1,750	\$201	11.47%
015009-00 Office Supplies	\$0	\$793	\$2,000	(\$1,207)	-60.37%
015010-00 Insurance	(\$283)	(\$801)	\$160,000	(\$160,801)	-100.50%

Substantially All Disclosures Omitted

	Sep 2025	YTD	Budget (YTD)	YTD vs YTD budget (\$)	YTD vs YTD budget (%)
015331-00 National Night Out	\$0	\$0	\$500	(\$500)	-100.00%
015341-00 Marion County Law	\$0	\$0	\$8,750	(\$8,750)	-100.00%
Total Police	\$262,100	\$505,320	\$363,235	\$142,084	39.12%
Building					
015701-00 Salaries	\$3,846	\$11,538	\$12,500	(\$961)	-7.69%
015703-00 Social Security	\$294	\$883	\$956	(\$74)	-7.70%
015704-00 SC Retirement Fund	\$0	\$0	\$2,320	(\$2,320)	-100.00%
015711-00 Dues and Fees	\$0	\$0	\$290	(\$290)	-100.00%
015711-10 Contracts	\$0	\$0	\$1,000	(\$1,000)	-100.00%
015715-00 Supplies & Minor Eq	\$0	\$0	\$413	(\$413)	-100.00%
015722-00 Travel and Meals	\$0	\$0	\$1,875	(\$1,875)	-100.00%
015725-00 Training	\$0	\$0	\$612	(\$612)	-100.00%
Total Building	\$4,140	\$12,421	\$19,966	(\$7,545)	-37.79%
Fire					
015401-00 Salaries	\$38,021	\$122,150	\$114,969	\$7,182	6.25%
015401-10 Overtime	\$5,828	\$11,922	\$5,000	\$6,922	138.45%
015401-20 Volunteer Salaries	\$290	\$845	\$2,500	(\$1,655)	-66.20%
015401-30 Part Time	\$0	\$0	\$12,500	(\$12,500)	-100.00%
015402-00 Medical/Life Ins	\$7,792	\$23,204	\$9,836	\$13,369	135.92%
015403-00 Social Security	\$3,342	\$10,224	\$26,022	(\$15,798)	-60.71%
015404-00 SC Retirement	\$9,032	\$18,064	\$20,248	(\$2,184)	-10.79%
015407-00 Utilities	\$1,745	\$5,783	\$8,750	(\$2,967)	-33.91%
015408-00 Telephone	\$760	\$2,724	\$1,250	\$1,474	117.90%
015409-00 Office Supplies QB	\$102	\$332	\$750	(\$418)	-55.74%
015411-00 Dues & Fees	\$0	\$0	\$861	(\$861)	-100.00%
015411-10 Service Agreement	\$0	\$420	\$0	\$420	-
015415-00 Supplies & Minor Eq	\$1,407	\$6,889	\$7,500	(\$611)	-8.15%
015416-00 Maintenance to EQ	\$2,296	\$9,050	\$8,750	\$300	3.43%
015417-00 Maintenance to BLDG	\$3,136	\$7,897	\$1,531	\$6,366	415.74%
015419-00 Gas, Oil, Tires, ETC	\$3,536	\$9,985	\$10,000	(\$15)	-0.15%
015419-10 Maint. to Vehicle Rep	\$407	\$1,049	\$625	\$424	67.85%
015422-00 Travel & Meals	\$68	\$385	\$1,000	(\$615)	-61.48%
015423-00 Uniforms	\$0	\$45	\$1,407	(\$1,362)	-96.78%
015425-00 Training	\$247	\$347	\$1,500	(\$1,153)	-76.87%
015428-00 Miscellaneous	\$0	\$0	\$625	(\$625)	-100.00%
015438-00 Professional Services	\$0	\$0	\$3,750	(\$3,750)	-100.00%
015441-00 Marion Count law Enfo	\$0	\$0	\$8,750	(\$8,750)	-100.00%
015443-00 Debit Service Prinicip	\$0	\$0	\$122,961	(\$122,961)	-100.00%
Total Fire	\$78,007	\$231,316	\$371,085	(\$139,769)	-37.66%
Museum					
015501-00 Salaries	\$4,054	\$17,774	\$14,760	\$3,014	20.42%
015502-00 Medical/Life Ins	\$1,678	\$5,029	\$4,412	\$617	13.98%
015503-00 Social Security	\$284	\$1,282	\$1,129	\$152	13.49%
015504-00 SC Retirement	\$637	\$1,275	\$2,071	(\$797)	-38.46%
015507-00 Utilities	\$477	\$1,593	\$1,700	(\$107)	-6.30%
015508-00 Telephone	\$870	\$976	\$162	\$814	500.92%
015509-00 Office Supplies	\$0	\$188	\$175	\$13	7.49%
015515-00 Supplies	\$72	\$870	\$175	\$695	396.94%
015517-00 Maintenance to BLDG	\$0	\$0	\$500	(\$500)	-100.00%
015518-00 EXHIBITIONS	\$123	\$411	\$500	(\$89)	-17.77%
015522-00 TRAVEL&MEALS	\$0	\$24	\$150	(\$126)	-83.93%
015525-00 Museum Purchases	\$146	\$314	\$750	(\$436)	-58.13%
015535-00 Marketing	\$0	\$175	\$250	(\$75)	-30.03%
Total Museum	\$8,341	\$29,911	\$26,735	\$3,175	11.88%
Recreation					
015601-00 SALARIES	\$10,691	\$32,307	\$35,039	(\$2,732)	-7.80%
015601-30 1099 EMPLOYEES	\$650	\$6,311	\$6,250	\$61	0.97%
015602-00 Medical/Life Ins.	\$16	\$32	\$0	\$32	-
015603-00 Social Security	\$818	\$2,471	\$2,681	(\$209)	-7.80%
015604-00 SC Retirement	\$1,983	\$3,966	\$5,679	(\$1,713)	-30.16%

These financials have not been subjected to an audit or review or compilation agreement and no assurance is provided on them.

September 2025 Actuals vs Monthly Budget

PROFIT & LOSS	Sep 2025	Budget (Sep 2025)	This month vs budget (\$)	This month vs budget (%)
Revenue				
General Fund				
012214-00 SCRS-IPP	\$128	\$0	\$128	-
014001-00- INTEREST INCOME REV.	\$15	\$208	(\$193)	-92.81%
014003-00-LOCAL OPTIONS SALES T	\$36,739	\$20,833	\$15,906	76.35%
014005-00 Police Fines Revenue	\$977	\$4,186	(\$3,208)	-76.65%
014005-30 PD National Night Out	\$0	\$21	(\$21)	-100.00%
014006-00-BUSINESS LICENSE REV	\$2,398	\$5,000	(\$2,602)	-52.05%
014006-10 Franchise Fees	\$9,888	\$15,000	(\$5,112)	-34.08%
014007-00 MISC GEN FUN	\$1,167	\$8,333	(\$7,166)	-86.00%
014007-20 SCMIT Reimbursement	\$15	\$0	\$15	-
014007-40 GIFT SHOP REVENUE	\$999	\$250	\$749	299.60%
014008-10 Special Revenue-PD	\$0	\$83	(\$83)	-100.00%
014009-00 FIRE DEPT. RECEIPTS	\$0	\$167	(\$167)	-100.00%
014010-00 Recreation Receipts	\$2,246	\$2,500	(\$254)	-10.18%
014012-00 STATE SHARED REVENUE	\$29	\$0	\$29	-
014013-00 Sanitation Income	\$65,683	\$66,667	(\$984)	-1.48%
014013-10 Storm Sewer Fees	\$11,761	\$0	\$11,761	-
014013-10 Storm Sewer Income	\$0	\$10,000	(\$10,000)	-100.00%
014018-00 Building Dept Fees	\$4,450	\$1,667	\$2,783	167.00%
014021-00 ACCOMMODATIONS TAX	\$0	\$4,167	(\$4,167)	-100.00%
014024-00 CANTEEN RECEIPTS	\$1,181	\$1,667	(\$486)	-29.14%
014025-00 Recreation Rental Inc	\$500	\$833	(\$333)	-40.00%
014025-10 SCHOOL RESOURCE OFFIC	\$214,430	\$180,000	\$34,430	19.13%
014026-00 LOST PROP.CREDIT FUND	\$62,373	\$47,583	\$14,790	31.08%
014027-00 GRANTS PASS THROUGH M	(\$1,675)	\$0	(\$1,675)	-
014027-80 PARD Grant	\$15,000	\$0	\$15,000	-
014070-50 DELINQUENT TAXES-MARI	\$0	\$10,000	(\$10,000)	-100.00%
014082-00 VEHICLE TAX COLLECTIO	\$16,494	\$15,417	\$1,077	6.99%
014087-1 PROPERTY TAX COLLECT	\$11,363	\$1,000	\$10,363	1,036.29%
Total General Fund	\$456,160	\$395,581	\$60,578	15.31%
Hospitality Fund				
034000-00 HOSPITALITY INCOME	\$15,844	\$18,095	(\$2,251)	-12.44%
Capital Fund				
074041-00 Transfer In (GF)	\$0	\$8,912	(\$8,912)	-100.00%
Total Revenue	\$472,004	\$422,588	\$49,416	11.69%
Expenses				
General Fund Expenditures				
Admin				
015001-00 Salaries	\$14,709	\$13,283	\$1,426	10.73%
015002-00 Medical/Life Ins	\$13,910	\$7,433	\$6,477	87.13%
015003-00 Social Security	\$924	\$1,016	(\$92)	-9.04%
015004-00 SC Retirement Exp	\$2,599	\$2,333	\$267	11.44%
015005-00 Legal & Accounting	\$5,100	\$6,667	(\$1,567)	-23.50%
015006-00 Advertising	\$0	\$333	(\$333)	-100.00%
015007-00 Utilities	\$589	\$667	(\$78)	-11.67%
015008-00 Telephone	\$801	\$583	\$218	37.29%
015009-00 Office Supplies	\$0	\$667	(\$667)	-100.00%
015010-00 Insurance	(\$283)	\$5,000	(\$5,283)	-105.66%
015011-00 Dues & Fees	\$377	\$583	(\$206)	-35.37%
015011-10 Service Agreements	\$9,458	\$8,333	\$1,125	13.50%
015015-00 Supplies & Minor Eq	\$40	\$208	(\$168)	-80.80%
015017-00 Maint to Building	\$3,852	\$208	\$3,644	1,748.99%
015019-00 Gas	\$10	\$0	\$10	-
015022-00 Travel & Meals	\$0	\$833	(\$833)	-100.00%

Substantially All Disclosures Omitted

	Sep 2025	Budget (Sep 2025)	This month vs budget (\$)	This month vs budget (%)
015722-00 Travel and Meals	\$0	\$625	(\$625)	-100.00%
015725-00 Training	\$0	\$204	(\$204)	-100.00%
Total Building	\$4,140	\$6,655	(\$2,515)	-37.79%
Fire				
015401-00 Salaries	\$38,021	\$38,323	(\$302)	-0.79%
015401-10 Overtime	\$5,828	\$1,667	\$4,161	249.67%
015401-20 Volunteer Salaries	\$290	\$833	(\$543)	-65.20%
015401-30 Part Time	\$0	\$4,167	(\$4,167)	-100.00%
015402-00 Medical/Life Ins	\$7,792	\$3,279	\$4,513	137.66%
015403-00 Social Security	\$3,342	\$8,674	(\$5,333)	-61.48%
015404-00 SC Retirement	\$9,032	\$6,749	\$2,283	33.82%
015407-00 Utilities	\$1,745	\$2,917	(\$1,172)	-40.17%
015408-00 Telephone	\$760	\$417	\$343	82.43%
015409-00 Office Supplies QB	\$102	\$250	(\$148)	-59.36%
015411-00 Dues & Fees	\$0	\$287	(\$287)	-100.00%
015415-00 Supplies & Minor Eq	\$1,407	\$2,500	(\$1,093)	-43.71%
015416-00 Maintenance to EQ	\$2,296	\$2,917	(\$621)	-21.28%
015417-00 Maintenance to BLDG	\$3,136	\$510	\$2,625	514.31%
015419-00 Gas, Oil, Tires, ETC	\$3,536	\$3,333	\$203	6.09%
015419-10 Maint. to Vehicle Rep	\$407	\$208	\$199	95.30%
015422-00 Travel & Meals	\$68	\$333	(\$266)	-79.68%
015423-00 Uniforms	\$0	\$469	(\$469)	-100.00%
015425-00 Training	\$247	\$500	(\$253)	-50.61%
015428-00 Miscellaneous	\$0	\$208	(\$208)	-100.00%
015438-00 Professional Services	\$0	\$1,250	(\$1,250)	-100.00%
015441-00 Marion Count law Enfo	\$0	\$2,917	(\$2,917)	-100.00%
Total Fire	\$78,007	\$82,708	(\$4,700)	-5.68%
Museum				
015501-00 Salaries	\$4,054	\$4,920	(\$866)	-17.61%
015502-00 Medical/Life Ins	\$1,678	\$1,471	\$207	14.10%
015503-00 Social Security	\$284	\$376	(\$92)	-24.53%
015504-00 SC Retirement	\$637	\$690	(\$53)	-7.70%
015507-00 Utilities	\$477	\$567	(\$90)	-15.86%
015508-00 Telephone	\$870	\$54	\$816	1,506.50%
015509-00 Office Supplies	\$0	\$58	(\$58)	-100.00%
015515-00 Supplies	\$72	\$58	\$14	23.44%
015517-00 Maintenance to BLDG	\$0	\$167	(\$167)	-100.00%
015518-00 EXHIBITIONS	\$123	\$167	(\$44)	-26.20%
015522-00 TRAVEL&MEALS	\$0	\$50	(\$50)	-100.00%
015525-00 Museum Purchases	\$146	\$250	(\$104)	-41.60%
015535-00 Marketing	\$0	\$83	(\$83)	-100.00%
Total Museum	\$8,341	\$8,912	(\$570)	-6.40%
Recreation				
015601-00 SALARIES	\$10,691	\$11,680	(\$989)	-8.46%
015601-30 1099 EMPLOYEES	\$650	\$2,083	(\$1,433)	-68.80%
015602-00 Medical/Life Ins.	\$16	\$0	\$16	-
015603-00 Social Security	\$818	\$894	(\$76)	-8.47%
015604-00 SC Retirement	\$1,983	\$1,893	\$90	4.76%
015607-00 Utilities	\$2,026	\$2,500	(\$474)	-18.96%
015608-00 Telephone	\$253	\$167	\$86	51.77%
015609-00 OFFICE SUPPLIES	\$0	\$8	(\$8)	-100.00%
015611-00 Dues & Fees	\$0	\$125	(\$125)	-100.00%
015615-00 Supplies & Minor EQ	\$3,684	\$2,500	\$1,184	47.36%
015616-00 Maintenance to Equip	\$711	\$125	\$586	468.66%
015617-00 Maintenance to BLDG	\$54	\$250	(\$196)	-78.52%
015619-00 Gas	\$306	\$250	\$56	22.56%
015619-10 Maint. to VehicleRep	\$15	\$42	(\$27)	-64.00%
015622-00 Travel & Meals	\$0	\$83	(\$83)	-100.00%
015622-10 Training	\$0	\$21	(\$21)	-100.00%
015623-00 Uniforms	\$0	\$8	(\$8)	-100.00%

These financials have not been subjected to an audit or review or compilation engagement and no assurance is provided on them.

Profit & Loss Summary by Fund

PROFIT & LOSS	Sep 2025	YTD
Revenue		
General Fund	\$456,160	\$1,538,858
Hospitality Fund	\$15,844	\$47,367
Capital Fund	\$0	\$36
Total Revenue	\$472,004	\$1,586,261
Expenses		
General Fund Expenditures	\$651,682	\$1,600,336
Hospitality Fund Expenditures	\$0	\$50,115
Total Expenses	\$651,682	\$1,650,450
Operating Profit	(\$179,678)	(\$64,190)
Net Income	(\$179,678)	(\$64,190)

General Fund Net Income (Loss) for September 2025 is (\$195,522) and Year to date thru September 2025 is (\$61,478).

Hospitality Fund Net Income (Loss) for September 2025 is \$15,844 and Year to date thru September 2025 is (\$2,748).

Capital Fund Net Income (Loss) for September 2025 is \$0 and Year to date thru September 2025 is \$36.

Substantially All Disclosures Omitted

	2025/2026 (YTD)	2024/2025	This year vs last year (\$)	This year vs last year (%)
015008-00 Telephone	\$1,951	\$7,822	(\$5,871)	-75.06%
015009-00 Office Supplies	\$793	\$9,264	(\$8,472)	-91.44%
015010-00 Insurance	(\$801)	\$528,680	(\$529,481)	-100.15%
015011-00 Dues & Fees	\$1,163	\$8,361	(\$7,199)	-86.10%
015011-10 Service Agreements	\$46,384	\$100,338	(\$53,953)	-53.77%
015015-00 Supplies & Minor Eq	\$605	\$1,500	(\$894)	-59.63%
015017-00 Maint to Building	\$7,828	\$7,471	\$358	4.79%
015019-00 Gas	\$47	\$1,072	(\$1,025)	-95.64%
015020-00 Special Projects	\$0	\$2,330	(\$2,330)	-100.00%
015022-00 Travel & Meals	\$3,506	\$16,003	(\$12,496)	-78.09%
015025-00 Training	\$4,326	\$3,689	\$637	17.25%
015028-00 Miscellaneous	\$3,344	\$14,025	(\$10,681)	-76.16%
015032-00 Marion City Drug Prgm	\$1,250	\$2,855	(\$1,605)	-56.22%
015039-00 Emp Christmas Exp	\$0	\$1,833	(\$1,833)	-100.00%
015040-00 Sales & Use Tax	\$1,002	\$0	\$1,002	-
015045-00 Interest	\$5,000	\$0	\$5,000	-
015061-00 Capital Outlay	\$14,156	\$0	\$14,156	-
015072-00 Healthcare Grant	\$0	\$9,251	(\$9,251)	-100.00%
Total Admin	\$208,047	\$1,364,871	(\$1,156,824)	-84.76%
Public Works				
015101-00 Salaries	\$0	(\$120)	\$120	100.00%
015103-00 Social Security	\$0	(\$9)	\$9	100.00%
015139-00 CHRISTMAS DECORATION*	\$59	\$0	\$59	-
015201-00 Salaries	\$118,876	\$509,645	(\$390,768)	-76.67%
015201-10 Overtime	\$1,873	\$26,086	(\$24,213)	-92.82%
015202-00 Medical/Life Ins	\$19,142	\$73,221	(\$54,080)	-73.86%
015203-00 Social Security	\$9,103	\$40,397	(\$31,294)	-77.47%
015204-00 SC Retirement	\$18,559	\$109,662	(\$91,104)	-83.08%
015207-00 Utilities	\$49,783	\$209,797	(\$160,014)	-76.27%
015208-00 Telephone	\$1,255	\$4,636	(\$3,382)	-72.94%
015215-00 Supplies and Minor Eq	\$4,212	\$28,743	(\$24,531)	-85.35%
015216-00 Maintenance to Equip	\$4,833	\$32,438	(\$27,605)	-85.10%
015217-00 Maint. to Building	\$0	\$1,268	(\$1,268)	-100.00%
015219-00 Gas	\$23,011	\$85,641	(\$62,630)	-73.13%
015219-10 Maintenance to Vehicl	\$7,915	\$38,186	(\$30,271)	-79.27%
015222-00 Travel	\$0	\$196	(\$196)	-100.00%
015223-00 Uniforms	\$6,705	\$11,986	(\$5,281)	-44.06%
015228-00 Misc Expense	\$0	\$2,896	(\$2,896)	-100.00%
015229-00 CAPITAL OUTLAY	\$0	\$88,500	(\$88,500)	-100.00%
015233-00 Landfill Fees	\$15,314	\$137,204	(\$121,890)	-88.84%
Total Public Works	\$280,638	\$1,400,373	(\$1,119,736)	-79.96%
Police				
015301-00 Salaries	\$179,470	\$787,519	(\$608,049)	-77.21%
015301-10 Overtime	\$4,058	\$47,981	(\$43,924)	-91.54%
015301-20 SRO Overtime	\$184	\$0	\$184	-
015302-00 Medical/Life Ins	\$54,454	\$188,420	(\$133,965)	-71.10%
015303-00 Social Security	\$13,648	\$62,576	(\$48,928)	-78.19%
015304-00 S.C Police Retirement	\$31,532	\$170,862	(\$139,330)	-81.55%
015307-00 Utilities	\$1,313	\$4,534	(\$3,222)	-71.05%
015308-00 Telephone	\$3,724	\$11,508	(\$7,784)	-67.64%
015311-00 Dues & Fees	(\$41)	\$1,344	(\$1,385)	-103.05%
015311-10 Service Agreement	\$51,768	\$288,505	(\$236,737)	-82.06%
015315-00 Supplies & Minor Eq	\$185	\$4,013	(\$3,828)	-95.39%
015316-00 Maintenance to Equip	\$895	\$5,306	(\$4,411)	-83.13%
015317-00 Maintenance to BLDG	\$0	\$371	(\$371)	-100.00%
015319-00 Gas	\$16,084	\$60,529	(\$44,446)	-73.43%
015319-10 Maintenance to VEH	\$1,235	\$6,552	(\$5,316)	-81.14%
015322-00 Travel & Meals	\$245	\$2,747	(\$2,502)	-91.08%
015323-00 Uniforms	\$11,150	(\$1,459)	\$12,610	864.08%
015325-00 Training	\$205	\$1,183	(\$978)	-82.67%

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 compilation agreement and no assurance is provided on them.

Substantially All Disclosures Omitted

	2025/2026 (YTD)	2024/2025	This year vs last year (\$)	This year vs last year (%)
015601-30 1099 EMPLOYEES	\$6,311	\$31,948	(\$25,637)	-80.25%
015602-00 Medical/Life Ins.	\$32	\$186	(\$153)	-82.59%
015603-00 Social Security	\$2,471	\$10,685	(\$8,214)	-76.87%
015604-00 SC Retirement	\$3,966	\$22,784	(\$18,818)	-82.59%
015607-00 Utilities	\$7,646	\$31,629	(\$23,983)	-75.82%
015608-00 Telephone	\$562	\$2,015	(\$1,453)	-72.09%
015611-00 Dues & Fees	\$440	\$2,521	(\$2,081)	-82.54%
015611-10 Service Contracts	\$179	\$0	\$179	-
015615-00 Supplies & Minor EQ	\$14,563	\$38,458	(\$23,895)	-62.13%
015616-00 Maintenance to Equip	\$711	\$5,454	(\$4,744)	-86.97%
015617-00 Maintenance to BLDG	\$879	\$6,614	(\$5,735)	-86.70%
015619-00 Gas	\$1,403	\$3,172	(\$1,770)	-55.79%
015619-10 Maint. to VehicleRep	\$15	\$571	(\$556)	-97.37%
015622-00 Travel & Meals	\$391	\$4,505	(\$4,114)	-91.31%
015623-00 Uniforms	\$0	\$4	(\$4)	-100.00%
015625-00 Canteen Purchases	\$1,612	\$11,210	(\$9,598)	-85.62%
015628-00 Miscellaneous	\$600	\$748	(\$148)	-19.77%
015629-00 Capital Outlay	\$194,989	\$466,418	(\$271,429)	-58.19%
015636-00 Dixie League Insurance	\$0	\$120	(\$120)	-100.00%
Total Recreation	\$269,078	\$780,035	(\$510,957)	-65.50%
Court				
015801-00 Salaries	\$17,181	\$72,116	(\$54,935)	-76.18%
015802-00 Medical/Life Ins	\$17	\$113	(\$96)	-85.35%
015803-00 Social Security	\$1,174	\$4,952	(\$3,778)	-76.30%
015804-00 SC Retirement Exp	\$2,029	\$12,000	(\$9,971)	-83.09%
015811-00 Dues & Fees	\$53	\$53	\$0	0.00%
015811-10 Service Contracts	\$0	\$17,865	(\$17,865)	-100.00%
015822-00 Travel & Meals	\$727	\$2,843	(\$2,116)	-74.43%
015825-00 Training	\$52	\$657	(\$605)	-92.16%
015828-00 Miscellaneous Expense	\$1,485	\$200	\$1,285	643.32%
Total Court	\$22,716	\$110,798	(\$88,081)	-79.50%
Sanitation				
016002-00 Hospital Life Ins Exp	\$0	\$2,898	(\$2,898)	-100.00%
016004-00 SC Retirement	\$0	\$1,850	(\$1,850)	-100.00%
016016-00 Maintenance to Equip	\$0	\$4,965	(\$4,965)	-100.00%
016019-10 Maint to Vehicles	\$4,950	\$5,295	(\$345)	-6.52%
016033-00 Landfill Fees	\$0	\$81,738	(\$81,738)	-100.00%
016043-00 - Debt Service Princ	\$0	\$87,581	(\$87,581)	-100.00%
016042-00 - Debt Service Int	\$0	\$2,965	(\$2,965)	-100.00%
Total Sanitation	\$4,950	\$187,292	(\$182,342)	-97.36%
Maintenance				
016101-00 SALARIES	\$0	(\$120)	\$120	100.00%
016102-00 MEDICAL/LIFE INSURANC	\$8	\$654	(\$646)	-98.83%
016103-00 SOCIAL SECURITY	\$0	(\$9)	\$9	100.00%
016104-00 SC RETIREMENT	\$943	\$6,462	(\$5,519)	-85.41%
016107-00 Utilities	\$656	\$2,397	(\$1,741)	-72.65%
016108-00 Telephone	\$0	\$33	(\$33)	-100.00%
016115-00 Supplies & Minor EQ	\$227	\$756	(\$529)	-69.98%
016116-00 Maintenance to EQ	\$25	\$0	\$25	-
016119-00 Gas	\$234	\$703	(\$469)	-66.74%
Total Maintenance	\$2,092	\$10,876	(\$8,784)	-80.77%
Grants				
016601-00 Grant Salaries	\$14,386	\$0	\$14,386	-
016601-10 SRO Grant Overtime	\$434	\$0	\$434	-
016603-00 SRO Grant Social Secu	\$1,094	\$0	\$1,094	-
Total Grants	\$15,914	\$0	\$15,914	-
ASK MULLINS STAFF	\$20,480	\$105,309	(\$84,829)	-80.55%
Net Pay Check	(\$2,547)	\$5,723	(\$8,270)	-144.50%
Total General Fund Expenditures	\$1,600,336	\$8,476,689	(\$6,876,354)	-81.12%
Hospitality Fund Expenditures				

These financials have not been subjected to an audit or review or
 certification and no assurance is provided as to their

Year To Date Compared to Annual Budget

PROFIT & LOSS	2025/2026 (YTD)	Budget (full FY)	This year vs budget (\$)	This year vs budget (%)
Revenue				
General Fund				
012214-00 SCRS-IPP	\$383	\$0	\$383	-
014001-00- INTEREST INCOME REV.	\$281	\$2,500	(\$2,219)	-88.77%
014003-00-LOCAL OPTIONS SALES T	\$131,427	\$250,000	(\$118,573)	-47.43%
014005-00 Police Fines Revenue	\$2,995	\$50,227	(\$47,232)	-94.04%
014005-30 PD National Night Out	\$0	\$250	(\$250)	-100.00%
014006-00-BUSINESS LICENSE REV	\$25,238	\$250,000	(\$224,762)	-89.90%
014006-10 Franchise Fees	\$39,791	\$700,000	(\$660,209)	-94.32%
014007-00 MISC GEN FUN	\$12,973	\$100,000	(\$87,027)	-87.03%
014007-20 SCMIT Reimbursement	\$106	\$0	\$106	-
014007-40 GIFT SHOP REVENUE	\$1,966	\$3,000	(\$1,034)	-34.47%
014008-10 Special Revenue-PD	\$0	\$1,000	(\$1,000)	-100.00%
014009-00 FIRE DEPT. RECEIPTS	\$0	\$2,000	(\$2,000)	-100.00%
014009-10 FIRE DEPARTMENT DUES	\$108,432	\$235,000	(\$126,568)	-53.86%
014009-30 RESCUE SQUAD FUNDS	\$41,715	\$90,000	(\$48,285)	-53.65%
014010-00 Recreation Receipts	\$4,831	\$30,000	(\$25,169)	-83.90%
014012-00 STATE SHARED REVENUE	\$75,664	\$255,000	(\$179,336)	-70.33%
014013-00 Sanitation Income	\$217,754	\$800,000	(\$582,246)	-72.78%
014013-10 Storm Sewer Fees	\$11,761	\$0	\$11,761	-
014013-10 Storm Sewer Income	\$0	\$120,000	(\$120,000)	-100.00%
014018-00 Building Dept Fees	\$10,438	\$20,000	(\$9,562)	-47.81%
014021-00 ACCOMMODATIONS TAX	\$0	\$50,000	(\$50,000)	-100.00%
014024-00 CANTEEN RECEIPTS	\$1,181	\$20,000	(\$18,819)	-94.10%
014025-00 Recreation Rental Inc	\$1,000	\$10,000	(\$9,000)	-90.00%
014025-10 SCHOOL RESOURCE OFFIC	\$214,430	\$180,000	\$34,430	19.13%
014026-00 LOST PROP.CREDIT FUND	\$258,704	\$571,000	(\$312,296)	-54.69%
014027-00 GRANTS PASS THROUGH M	\$180,425	\$0	\$180,425	-
014027-80 PARD Grant	\$107,400	\$0	\$107,400	-
014070-50 DELINQUENT TAXES-MARI	\$221	\$130,000	(\$129,779)	-99.83%
014082-00 VEHICLE TAX COLLECTIO	\$57,709	\$185,000	(\$127,291)	-68.81%
014087-1 PROPERTY TAX COLLECT	\$32,034	\$1,300,000	(\$1,267,966)	-97.54%
Total General Fund	\$1,538,858	\$5,354,977	(\$3,816,119)	-71.26%
Hospitality Fund				
034000-00 HOSPITALITY INCOME	\$47,231	\$217,141	(\$169,910)	-78.25%
034001-00 INTEREST (HOSP. TAX)	\$136	\$0	\$136	-
Total Hospitality Fund	\$47,367	\$217,141	(\$169,774)	-78.19%
Capital Fund				
074001-00 - Interest	\$36	\$0	\$36	-
074041-00 Transfer In (GF)	\$0	\$106,941	(\$106,941)	-100.00%
Total Capital Fund	\$36	\$106,941	(\$106,905)	-99.97%
Total Revenue	\$1,586,261	\$5,679,059	(\$4,092,798)	-72.07%
Expenses				
General Fund Expenditures				
Admin				
015001-00 Salaries	\$44,587	\$159,394	(\$114,807)	-72.03%
015002-00 Medical/Life Ins	\$41,521	\$89,199	(\$47,678)	-53.45%
015003-00 Social Security	\$3,127	\$12,194	(\$9,067)	-74.35%
015004-00 SC Retirement Exp	\$5,199	\$27,990	(\$22,791)	-81.43%
015005-00 Legal & Accounting	\$21,315	\$80,000	(\$58,685)	-73.36%
015006-00 Advertising	\$0	\$4,000	(\$4,000)	-100.00%
015007-00 Utilities	\$1,745	\$8,000	(\$6,255)	-78.19%
015008-00 Telephone	\$1,951	\$7,000	(\$5,049)	-72.13%
015009-00 Office Supplies	\$793	\$8,000	(\$7,207)	-90.09%
015010-00 Insurance	(\$801)	\$400,000	(\$400,801)	-100.20%

Substantially All Disclosures Omitted

	2025/2026 (YTD)	Budget (full FY)	This year vs budget (\$)	This year vs budget (%)
015331-00 National Night Out	\$0	\$2,000	(\$2,000)	-100.00%
015341-00 Marion County Law	\$0	\$35,000	(\$35,000)	-100.00%
Total Police	\$505,320	\$1,452,943	(\$947,623)	-65.22%
Building				
015701-00 Salaries	\$11,538	\$50,000	(\$38,462)	-76.92%
015703-00 Social Security	\$883	\$3,825	(\$2,942)	-76.92%
015704-00 SC Retirement Fund	\$0	\$9,280	(\$9,280)	-100.00%
015711-00 Dues and Fees	\$0	\$1,160	(\$1,160)	-100.00%
015711-10 Contracts	\$0	\$4,000	(\$4,000)	-100.00%
015715-00 Supplies & Minor Eq	\$0	\$1,650	(\$1,650)	-100.00%
015722-00 Travel and Meals	\$0	\$7,500	(\$7,500)	-100.00%
015725-00 Training	\$0	\$2,450	(\$2,450)	-100.00%
Total Building	\$12,421	\$79,865	(\$67,444)	-84.45%
Fire				
015401-00 Salaries	\$122,150	\$459,875	(\$337,725)	-73.44%
015401-10 Overtime	\$11,922	\$20,000	(\$8,078)	-40.39%
015401-20 Volunteer Salaries	\$845	\$10,000	(\$9,155)	-91.55%
015401-30 Part Time	\$0	\$50,000	(\$50,000)	-100.00%
015402-00 Medical/Life Ins	\$23,204	\$39,342	(\$16,138)	-41.02%
015403-00 Social Security	\$10,224	\$104,089	(\$93,865)	-90.18%
015404-00 SC Retirement	\$18,064	\$80,991	(\$62,927)	-77.70%
015407-00 Utilities	\$5,783	\$35,000	(\$29,217)	-83.48%
015408-00 Telephone	\$2,724	\$5,000	(\$2,276)	-45.53%
015409-00 Office Supplies QB	\$332	\$3,000	(\$2,668)	-88.94%
015411-00 Dues & Fees	\$0	\$3,445	(\$3,445)	-100.00%
015411-10 Service Agreement	\$420	\$0	\$420	-
015415-00 Supplies & Minor Eq	\$6,889	\$30,000	(\$23,111)	-77.04%
015416-00 Maintenance to EQ	\$9,050	\$35,000	(\$25,950)	-74.14%
015417-00 Maintenance to BLDG	\$7,897	\$6,125	\$1,772	28.93%
015419-00 Gas, Oil, Tires, ETC	\$9,985	\$40,000	(\$30,015)	-75.04%
015419-10 Maint. to Vehicle Rep	\$1,049	\$2,500	(\$1,451)	-58.04%
015422-00 Travel & Meals	\$385	\$4,000	(\$3,615)	-90.37%
015423-00 Uniforms	\$45	\$5,628	(\$5,583)	-99.19%
015425-00 Training	\$347	\$6,000	(\$5,653)	-94.22%
015428-00 Miscellaneous	\$0	\$2,500	(\$2,500)	-100.00%
015438-00 Professional Services	\$0	\$15,000	(\$15,000)	-100.00%
015441-00 Marion Count law Enfo	\$0	\$35,000	(\$35,000)	-100.00%
015443-00 Debit Service Princip	\$0	\$122,961	(\$122,961)	-100.00%
Total Fire	\$231,316	\$1,115,456	(\$884,140)	-79.26%
Museum				
015501-00 Salaries	\$17,774	\$59,040	(\$41,266)	-69.89%
015502-00 Medical/Life Ins	\$5,029	\$17,649	(\$12,620)	-71.50%
015503-00 Social Security	\$1,282	\$4,517	(\$3,235)	-71.63%
015504-00 SC Retirement	\$1,275	\$8,285	(\$7,010)	-84.62%
015507-00 Utilities	\$1,593	\$6,800	(\$5,207)	-76.58%
015508-00 Telephone	\$976	\$650	\$326	50.20%
015509-00 Office Supplies	\$188	\$700	(\$512)	-73.12%
015515-00 Supplies	\$870	\$700	\$170	24.26%
015517-00 Maintenance to BLDG	\$0	\$2,000	(\$2,000)	-100.00%
015518-00 EXHIBITIONS	\$411	\$2,000	(\$1,589)	-79.44%
015522-00 TRAVEL&MEALS	\$24	\$600	(\$576)	-95.98%
015525-00 Museum Purchases	\$314	\$3,000	(\$2,686)	-89.53%
015535-00 Marketing	\$175	\$1,000	(\$825)	-82.51%
Total Museum	\$29,911	\$106,941	(\$77,030)	-72.03%
Recreation				
015601-00 SALARIES	\$32,307	\$140,154	(\$107,847)	-76.95%
015601-30 1099 EMPLOYEES	\$6,311	\$25,000	(\$18,689)	-74.76%
015602-00 Medical/Life Ins.	\$32	\$0	\$32	-
015603-00 Social Security	\$2,471	\$10,722	(\$8,251)	-76.95%
015604-00 SC Retirement	\$3,966	\$22,715	(\$18,749)	-82.54%

These financials have not been subjected to an audit or review or
 compilation agreement and no assurance is provided on them.

Substantially All Disclosures Omitted

	2025/2026 (YTD)	Budget (full FY)	This year vs budget (\$)	This year vs budget (%)
Operating Profit	(\$64,190)	\$0	(\$64,190)	-53,491,450.00%
Net Income	(\$64,190)	\$0	(\$64,190)	-53,491,450.00%

For Mullins, South Carolina, building department permit fees

- **Minimum Permit Fee:** The minimum fee for any permit in the City of Mullins is \$50.00.
- **Permit Fees Based on Construction Valuation:** For most permits, the fee is based on the total valuation (Labor and Material) of the project. The fees are calculated as follows:
 - \$1,000.00 and less: \$15 unless an inspection is required, in which case a \$50.00 fee is charged.
 - \$1,000 to \$2,000: \$50.00
 - \$2,001 to \$50,000: \$50.00 for the first \$2,000 + \$4.00 per \$1,000
 - \$50,001 to \$100,000: \$242.00 for the first \$50,000 + \$3.75 per \$1,000
 - \$100,001 to \$300,000: \$429.50 for the first \$100,000 + \$3.50 per \$1,000
 - \$300,001 to \$500,000: \$1129.50 for the first \$300,000 + \$3.35 per \$1,000
 - \$500,001 and up: \$1,799.50 for the first \$500,000 + \$3.00 per \$1,000
- **Re-inspection Fee:** When a reinspection is required, an additional fee of \$75.00 will be charged for each inspection.
- **Floodplain Management Compliance Inspection Fee:** \$100.00.
- **Trade Permit Fee (when working as a subcontractor):** \$25.00 if the value of the work was included in the prime contractor valuation. Note that prime contractors performing subcontractor work with their full-time regular employees receive trade permits with no fee.

Other Potentially Applicable Fees:

- The following fee schedule to be collected on new construction building permits as follows:
 - Residential construction 5,000 square feet or less\$250.00
 - Residential construction 5,001 square feet and up\$500.00
 - Commercial construction 5,000 square feet or less\$500.00
 - Commercial construction 5,001 square feet and up\$1,000.00

- **Land Disturbance and Development Management:** Fees for stormwater plan review and construction inspections apply based on the type of development and disturbed area.
- **Other Fees:** The City of Mullins also has fees for various documents and activities related to planning.

Important Notes:

- These fees are subject to change without notice.
- For the most up-to-date and complete fee schedule information, it is recommended to visit the City of Mullins website or contact their building department directly.

You can find more detailed information on the City of Mullins website, specifically under the "Building Documents, Forms & Fee Schedule" sections.

ORDINANCE #2025-16

“AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A TAX ANTICIPATION BORROWING OF THE CITY OF MULLINS, SOUTH CAROLINA, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$750,000, IN ANTICIPATION OF THE COLLECTION OF AD VALOREM TAXES FOR A FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026; TO PRESCRIBE THE TERMS AND CONDITIONS OF SUCH BORROWING AND THE FORM OF NOTE TO BE EXECUTED EVIDENCING THE SAME; TO MAKE PROVISION FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO”

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Mullins (the “*Council*”), the governing body of the City of Mullins, South Carolina (the “*City*”), in a meeting duly assembled, as follows:

ARTICLE I FINDINGS OF FACT

Incident to the enactment of this ordinance (this “*Ordinance*”) and the issuance of the tax anticipation note authorized hereby, the Council, finds that the facts set forth in this Article exist and the statements made with respect thereto are in all respects true and correct.

Section 1.01

Pursuant to Ordinance No. 25-112 dated June 24, 2025, the Council duly adopted the operating budget (the “*Budget*”) for the City for the fiscal year beginning July 1, 2025, and ending June 30, 2026 (“*Fiscal Year 2025-26*”), which sets forth the revenues and expenditures necessary for the operations of the City. General Fund estimated expenditures for Fiscal Year 2025-26 total \$5,461,918, which expenses will be paid partly from the receipt of ad valorem taxes, as well as from fees, fines and other revenue sources.

Section 1.02

Pursuant to the provisions of the Budget, the Council has determined that funds in the amount of \$1,300,000 must be raised by the receipt of ad valorem real property taxes (including fees in lieu of taxes, if any, but excluding delinquent taxes and local option sales tax monies to be received during Fiscal Year 2025-26) (“*Ad Valorem Taxes*”) in order to defray a portion of the City’s operational expenses for Fiscal Year 2025-26. In order to meet the costs of the Budget, it was necessary to levy 184 mills. Such millage has been approved by the Council and has been reported to the Auditor of Marion County, South Carolina (the “*County Auditor*”). The assessed value of all taxable property in the City for Fiscal Year 2025-26 is presently estimated to be an amount not less than \$10,777,997.¹

Section 1.03

The levy of Ad Valorem Taxes will produce an amount of revenue which, together with other revenues available to the City, will enable the City to pay all appropriations made in the Budget. It is therefore necessary that the City borrow funds in anticipation of the receipt of the moneys to be collected from such Ad Valorem Tax levy. It has been determined that the City may require an amount not exceeding \$750,000 to meet the cost of conducting its corporate activities until such time as revenues from Ad Valorem Taxes are received and available.

¹ Amount represents the assessed value as of June 30, 2025, as certified by the Marion County Auditor on October 2, 2025.

Section 2.03

The Note shall be executed on behalf of the City by the manual signature of either the Mayor or the City Administrator (together, the "**Authorized Officers**"), respectively, and attested by the City Clerk of the City. In the absence or unavailability of the City Clerk for any reason, an Authorized Officer, other than the Authorized Officer signing the Note, may attest the execution of the Note or any other actions to be performed by the City Clerk. Further, the corporate seal of the City shall be impressed thereon. Facsimiles or electronic signatures by the Authorized Officers and the City Clerk are expressly authorized and permitted with respect to the Note, as applicable, and all closing documents and certificates associated therewith.

Section 2.04

For the payment of the Note and the interest due thereon there shall be pledged the full faith, credit and taxing power of the City and all sums realized from the Ad Valorem Tax to be levied upon all taxable property in the City for the Fiscal Year 2025-26 for operations and maintenance, except such sums as are necessary for operation and maintenance of the City from July 1, 2025 to January 15, 2026, less all other funds available therefor, including the amount borrowed under the Note, and with the right of the Purchaser to require by mandamus or other legal proceeding the application of the proceeds from such Ad Valorem Tax levy (save as excepted in this Section 2.04) to the payment of the principal and interest on the Note authorized by this Ordinance.

Section 2.05

All Ad Valorem Taxes collected in excess of such sums as are necessary for operation and maintenance of the City shall be impounded by the City and shall be used to meet the payment of the principal of and interest on the Note and for no other purposes, until the principal and interest of the Note have been fully paid, whereupon such pledge shall be deemed discharged.

Section 2.06

The City, acting through the City Administrator, shall withhold from the taxes levied and collected for operation and maintenance purposes of the City for Fiscal Year 2025-26 a sum sufficient to pay the principal of and interest on the Note at maturity, the payment of which shall, subject to the provisions of Section 2.05 hereof, be a first charge and lien upon said taxes, and on or before the maturity of the Note, the City Administrator shall cause the same to be fully paid and discharged.

Section 2.07

A. As required by the City for any corporate purpose, the proceeds derived from the sale of the Note shall either be (i) drawn down from the Purchaser, or (ii) gross funded at the closing of the Note.

B. If the proceeds of the Note are subject to draw down, the City shall only withdraw such amounts as are necessary to meet immediate current expenses of the City, less all other funds available for such purposes from any source. Each withdrawal under the Note shall be made pursuant to a written Request for Disbursement of Funds, the form of which is attached hereto as Exhibit B. Any Request for Disbursement of Funds shall be executed by an Authorized Officer. Once executed, each Request for Disbursement of Funds shall constitute evidence of the principal amount withdrawn under the Note. The Purchaser shall not be responsible for the proper application of the proceeds of the Note.

Section 2.08

A. The City Administrator is hereby authorized to negotiate the sale of the Note to a financial

First Reading:
Second Reading:

October 14, 2025
November 11, 2025

This Note and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer and certain franchise taxes.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen, or to be performed precedent to or in the issuance of this Note, do exist, have happened and have been performed in regular and due time, form and manner, and that provision has been made for the levy and collection of ad valorem taxes sufficient in amount to pay the principal of and interest on this Note at the maturity thereof.

IN WITNESS WHEREOF, the City of Mullins, South Carolina, has caused this Note to be signed in its name by the City Administrator, attested by the City Clerk, its Corporate Seal to be impressed hereon, and this Note to be dated this ____ day of _____, 2025.

CITY OF MULLINS, SOUTH CAROLINA

(SEAL)

By: _____
[Mayor or City Administrator]

Attest:

City Clerk
City of Mullins, South Carolina

Holly Jackson

From: Holly Jackson
Sent: Tuesday, October 7, 2025 4:23 PM
To: Albert Woodberry (albertwoodberry364@gmail.com); attnybcorley; Carolyn Wilson; Eddie Kitchen; Felicia Sawyer; Kindra Brewton-Pompey; L Gasque; Miko Pickett; Terry Davis (terdavis720@bellsouth.net)
Subject: TAN

Good Afternoon,

Just want to keep you all up on the question/concerns you had about the TAN before we get started. I have gone through all this with the Finance Committee. I'm hoping that if he can get the ordinance done before Tuesday, we will have a jump start on the process and get our money sooner than later.

First, I contacted Larry Flynn, asked about the 10K max and if it didn't work what would we still owe him. His answer was:

Holly

In follow up- \$10k will be the max fee, plus any expenses incurred for closing (document prep, mailing, m hourly basis.

I hope that helps. Call me if you need anything else.

Lawrence Flynn III

Member | Pope Flynn, LLC

DIRECT: (803) 354-4902

FAX: (803) 354-4899

popeflynn.com | vCard

Second, I asked Kevin at Greene, Finney about the amount:

Hi Holly,

I hope you were able to get some rest this weekend. I'd recommend \$650k, keeping in mind that you stay tight on what one of those months are, you might need to bump up the amount by \$50k or so. Let me know if we need to talk.

Thanks,
Kevin

Kevin Tomas, CPA
Partner

Third, I did email Bob a few times but did not get a response.

That all being said and if there are no more questions or objections, I will sign the engagement papers on Wednesday for Larry Flynn.

Thanks for all you do!
Holly

Holly C Jackson
City Administrator
Human Resources Manager



City of Mullins
151 E. Front St.
P.O. Box 408
Mullins, SC 29574
Phone: 843-464-5662
Fax: 843-464-5202
hjackson@mullinssc.us

MULLINS

Building Permit Fees		1/2 Total Permit Fees
- Plan Review Fee		
- Building Permit Fees by Valuation		
TOTAL VALUATION	FEE (Per \$1,000 or Fraction Thereof)	
\$0 - \$2,000	\$40 to include 1 inspection	
\$2,001 to \$15,000	\$40 for the first \$2,000, plus \$7.00 per each additional \$1,000 of value, or fraction thereof.	
\$15,001 to \$50,000	\$132.00 for the first \$15,000, plus \$6.00 per each additional \$1,000 of value, or fraction thereof.	
\$50,001 to \$100,000	\$324.00 for the first \$50,000, plus \$4.00 per each additional \$1,000 of value, or fraction thereof.	
\$100,001 to \$500,000	\$524.00 for the first \$100,000, plus \$3.50 per each additional \$1,000 of value, or fraction thereof.	
\$500,000 or Greater	\$1723.50 for the first \$500,000, plus \$2.50 per each additional \$1,000 of value, or fraction thereof.	
- Demolition		
• Residential		\$75.00
• Commercial		\$125.00
- Moving of Buildings or Structures		\$125.00

Work Performed without a permit:

Permit fees shall be doubled for any work that is started prior to obtaining a permit. Payment of this fee shall not relieve any person from fully complying with the requirement of the adopted codes in the execution of the work nor from any other penalties prescribed herein.

Re-inspection Fees:

There shall be a \$40.00 re-inspect fee on all second re-inspections.

Permit Reinstatement (Expired)

Base permit fee per trade – *plan review fees may apply

Sign Permits	
- Temporary Signs	\$25.00

Permanent Signs:

- Permit Fees:
 - \$40.00 + 1 percent of the cost of the sign and valuation of work to be performed.
 - Signs including electrical work requiring an inspection also require an electrical permit based on the cost of work less the cost of the sign.
 - Signs over 7' also require a building permit based on the cost of work less the cost of the sign.
 - Resubmittal Fee: There will be a resubmittal fee of \$25.00 when 3 or more reviews are required for the same project.
 - Re-inspection Fees: There will be a \$30.00 fee applied to the 3rd inspection request on work that has already been inspected.
 - Work Performed without a permit: Permit fees shall be doubled for any work that is started prior to obtaining a permit. Payment of this fee shall not relieve any persons from fully complying with the requirement of the adopted codes in the execution of the work nor from any other penalties prescribed herein.

ORDINANCE 2025-13

AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF MULLINS TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

WHEREAS, the City of Mullins is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 2025-13 on October 14, 2025, in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the City of Mullins Council of the Municipality (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Mullins, as follows:

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," is hereby amended as follows:

- (a) Classes 1 through 8 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," are hereby amended and restated as set forth on the attached Exhibit A.
- (b) Class 9 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," shall remain in full force and effect as set forth in the Current Business License Ordinance.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

ENACTED IN REGULAR MEETING, this ____ day of _____, 20__.

Mayor

ATTEST:

Clerk

First reading: 10-14-2025

Final reading: 11-11-2025

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.

Ordinance Number 2025-14

**PROPOSED AMENDMENTS TO
MULLINS MUNICIPAL CODE
Title 2 Administration and Personnel
Chapter 2.04 Mayor and Council**

The following amendments to the Mullins Municipal Code Ordinance Title 2 Administration and Personnel Chapter 2.04 Mayor and Council are recommended. Amendment of Ordinance Number 12-328.

1. Amend Section 2.04.130 Appointment of Committees: The Mayor and Council shall appoint all Committees and especially a standing committee of finance, streets and sanitation, police, fire, and recreation.
2. Amend Section 2.04.150 Contracts, agreements and checks: The Mayor and City Administrator shall sign at the authorization and direction of Council, in the name, all contracts, grants, and agreements made, and shall see that such contracts and agreements are faithfully performed by those contracting with the city. He shall also sign all deeds to real property sold by the city, and all checks and other obligations issued or authorized by the council.
 - (1) Any type of contract which will promote the best interest of the city may be used, except that the use of cost plus a percentage of costs must be approved by City Council.
 - (2) The city may enter into contracts for supplies or services for more than one year when the city has determined that such contract will be in the best interest of the city. The city may also renew any existing contract without rebidding same. However, prior to extending any existing contract, the City Council shall make a determination that the extension of the existing contract is in the best interest of the city and is reasonable under the circumstances.

This amendment shall be effective upon the Final Reading of City Council.

1st Reading: _____

Final Reading: _____

Mayor Miko Pickett

ATTEST:

Felicia Sawyer-Norton

APPROVED AS TO FORM:

Robert Corley, Attorney

City Council

ORDINANCE #2025-15

ORDINANCE TO AMEND ORDINANCE NO. 13-334 EXHIBIT A – PURCHASING POLICIES &
PROCEDURES, SECTION 12-ITEM D

City Council upon due consideration and deliberation has determined that it is in the best interest of the City of Mullins to amend Exhibit A of the Purchasing Procedures so that the following language is included as follows:

SECTION 12. PURCHASES IN EXCESS OF \$5,000; USE OF FORMAL BIDDING
PROCEDURES

D. Opening of the Bids. All bids exceeding \$5,000 shall be opened publicly and tabulated. Under the Freedom of Information Act, a list of bidders, amounts of bids, and the bid award may be placed on the City of Mullins website after the formal award by the City Administrator. Bids more than \$10,000 and requiring a contract shall have the contract approved by City Council before execution. When the award is approved by Mullins City Council, the Purchasing Specialist or Designated Official shall complete the purchase by signing the purchase order form after a requisition is properly executed by the Department Head or City Administrator.

This amendment shall be effective upon the Final Reading of City Council.

1st Reading: _____

Mayor Miko Pickett

Final Reading: _____

ATTEST:

Felicia Sawyer-Norton

APPROVED AS TO FORM:

Robert Corley, Attorney

City Council

ORDINANCE #2025-16

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A TAX ANTICIPATION BORROWING OF THE CITY OF MULLINS, SOUTH CAROLINA, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$750,000, IN ANTICIPATION OF THE COLLECTION OF AD VALOREM TAXES FOR A FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026; TO PRESCRIBE THE TERMS AND CONDITIONS OF SUCH BORROWING AND THE FORM OF NOTE TO BE EXECUTED EVIDENCING THE SAME; TO MAKE PROVISION FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Mullins (the "**Council**"), the governing body of the City of Mullins, South Carolina (the "**City**"), in a meeting duly assembled, as follows:

ARTICLE I
FINDINGS OF FACT

Incident to the enactment of this ordinance (this "**Ordinance**") and the issuance of the tax anticipation note authorized hereby, the Council, finds that the facts set forth in this Article exist and the statements made with respect thereto are in all respects true and correct.

Section 1.01

Pursuant to Ordinance No. 25-112 dated June 24, 2025, the Council duly adopted the operating budget (the "**Budget**") for the City for the fiscal year beginning July 1, 2025, and ending June 30, 2026 ("**Fiscal Year 2025-26**"), which sets forth the revenues and expenditures necessary for the operations of the City. General Fund estimated expenditures for Fiscal Year 2025-26 total \$5,461,918, which expenses will be paid partly from the receipt of ad valorem taxes, as well as from fees, fines and other revenue sources.

Section 1.02

Pursuant to the provisions of the Budget, the Council has determined that funds in the amount of \$1,300,000 must be raised by the receipt of ad valorem real property taxes (including fees in lieu of taxes, if any, but excluding delinquent taxes and local option sales tax monies to be received during Fiscal Year 2025-26) ("**Ad Valorem Taxes**") in order to defray a portion of the City's operational expenses for Fiscal Year 2025-26. In order to meet the costs of the Budget, it was necessary to levy 184 mills. Such millage has been approved by the Council and has been reported to the Auditor of Marion County, South Carolina (the "**County Auditor**"). The assessed value of all taxable property in the City for Fiscal Year 2025-26 is presently estimated to be an amount not less than \$10,777,997.¹

Section 1.03

The levy of Ad Valorem Taxes will produce an amount of revenue which, together with other revenues available to the City, will enable the City to pay all appropriations made in the Budget. It is therefore necessary that the City borrow funds in anticipation of the receipt of the moneys to be collected from such Ad Valorem Tax levy. It has been determined that the City may require an amount not exceeding \$750,000 to meet the cost of conducting its corporate activities until such time as revenues from Ad Valorem Taxes are received and available.

¹ Amount represents the assessed value as of June 30, 2025, as certified by the Marion County Auditor on October 2, 2025.

Section 1.04

It has been determined that the City should raise the sum of not exceeding \$750,000 by borrowing in anticipation of the collection of Ad Valorem Taxes.

Section 1.05

No previous sums have been borrowed in anticipation of the collection of Ad Valorem Taxes or reimbursement amounts for Fiscal Year 2025-26 and no pledge of the proceeds of said taxes or reimbursement amounts has been made during Fiscal Year 2025-26.

Section 1.06

On the basis of the foregoing, the Council enacts this Ordinance as a means of providing for the issuance of a not exceeding \$750,000 Tax Anticipation Note, Series 2025 (the "**Note**").

ARTICLE II ISSUANCE OF NOTE

Section 2.01

A. Pursuant to Section 11-27-40(5) of the Code of Laws of South Carolina 1976, as amended, and for the purpose of raising moneys to defray the cost of the operations of the City, the Council directs that there shall be borrowed in anticipation of the collection of Ad Valorem Taxes to be levied by the County Auditor for the Fiscal Year 2025-26, the sum of not exceeding \$750,000.

B. The borrowing shall be evidenced by the Note to be issued in typewritten form, substantially in the form attached hereto as Exhibit A, to be dated as of the date of its delivery, and to mature on or before April 1, 2026, which date is not later than ninety days of January 15, 2026 as the initial due date of the Ad Valorem Taxes to be paid without penalty.

C. In approving the issuance of the Note under the terms hereof, nothing herein obligates the City to issue the Note. The City, acting through the City Administrator of the City (the "**City Administrator**"), may determine not to effect the issuance of the Note for either of the following reasons: (i) the proceeds of the Note are not needed to sustain the operations during Fiscal Year 2025-26, or (ii) the funding necessitated by the Note is made available from other legally available sources. Should a decision not to issue the Note be made, the City Administrator shall timely inform Council of the decision not to issue the Note and no additional action, formal or informal, shall be required by Council.

D. The Note shall be prepayable on terms to be negotiated by the City, acting through the City Administrator, and the Purchaser (as defined below).

Section 2.02

The principal sum of the Note or, so much thereof as shall from time to time have been withdrawn thereunder shall bear interest from the issuance date or the respective dates on which such withdrawals have been made, as applicable, at the single fixed rate of interest stated below; such interest to be paid at the Maturity Date (as defined herein) or earlier payment in full of the Note.

Section 2.03

The Note shall be executed on behalf of the City by the manual signature of either the Mayor or the City Administrator (together, the “**Authorized Officers**”), respectively, and attested by the City Clerk of the City. In the absence or unavailability of the City Clerk for any reason, an Authorized Officer, other than the Authorized Officer signing the Note, may attest the execution of the Note or any other actions to be performed by the City Clerk. Further, the corporate seal of the City shall be impressed thereon. Facsimiles or electronic signatures by the Authorized Officers and the City Clerk are expressly authorized and permitted with respect to the Note, as applicable, and all closing documents and certificates associated therewith.

Section 2.04

For the payment of the Note and the interest due thereon there shall be pledged the full faith, credit and taxing power of the City and all sums realized from the Ad Valorem Tax to be levied upon all taxable property in the City for the Fiscal Year 2025-26 for operations and maintenance, except such sums as are necessary for operation and maintenance of the City from July 1, 2025 to January 15, 2026, less all other funds available therefor, including the amount borrowed under the Note, and with the right of the Purchaser to require by mandamus or other legal proceeding the application of the proceeds from such Ad Valorem Tax levy (save as excepted in this Section 2.04) to the payment of the principal and interest on the Note authorized by this Ordinance.

Section 2.05

All Ad Valorem Taxes collected in excess of such sums as are necessary for operation and maintenance of the City shall be impounded by the City and shall be used to meet the payment of the principal of and interest on the Note and for no other purposes, until the principal and interest of the Note have been fully paid, whereupon such pledge shall be deemed discharged.

Section 2.06

The City, acting through the City Administrator, shall withhold from the taxes levied and collected for operation and maintenance purposes of the City for Fiscal Year 2025-26 a sum sufficient to pay the principal of and interest on the Note at maturity, the payment of which shall, subject to the provisions of Section 2.05 hereof, be a first charge and lien upon said taxes, and on or before the maturity of the Note, the City Administrator shall cause the same to be fully paid and discharged.

Section 2.07

A. As required by the City for any corporate purpose, the proceeds derived from the sale of the Note shall either be (i) drawn down from the Purchaser, or (ii) gross funded at the closing of the Note.

B. If the proceeds of the Note are subject to draw down, the City shall only withdraw such amounts as are necessary to meet immediate current expenses of the City, less all other funds available for such purposes from any source. Each withdrawal under the Note shall be made pursuant to a written Request for Disbursement of Funds, the form of which is attached hereto as Exhibit B. Any Request for Disbursement of Funds shall be executed by an Authorized Officer. Once executed, each Request for Disbursement of Funds shall constitute evidence of the principal amount withdrawn under the Note. The Purchaser shall not be responsible for the proper application of the proceeds of the Note.

Section 2.08

A. The City Administrator has negotiated the sale of the Note to Huntington Public Capital Corporation (the “**Purchaser**”). The City Administrator has negotiated with the Purchaser and she has

determined that the Note shall mature on April 1, 2026 (the “**Maturity Date**”), bear interest at the rate of 4.29%, and not be subject to optional redemption prior to maturity. The principal of and interest on the Note shall be payable on the Maturity Date.

B. Notwithstanding Section 2.07 herein and based on the negotiations with the Purchaser, the City may elect to draw down all proceeds of the Note at closing, and the same shall be held by the City, acting through the City Administrator, and expended to meet the costs of operation and maintenance of the City for Fiscal Year 2025-26. Any proceeds of the Note not required for such purpose shall be applied to payment of the principal of and interest on the Note at maturity or earlier redemption thereof. In the event the full proceeds of the Note are drawn at closing, the form of the Note attached hereto as Exhibit A shall be amended accordingly.

Section 2.09

No part of the proceeds of the Note issued pursuant hereto shall be invested in such manner as to cause the Note to become an “Arbitrage Bond” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable Treasury Regulations issued thereunder (collectively, the “**Code**”). The proper officers of the City are hereby authorized to render such certifications as may be required to establish that such Note is not and will not become an Arbitrage Bond. In addition, the Council covenants to comply, as may be necessary, with the rebate provisions of Section 148(f) of the Code, the information reporting requirements of Section 149(e) of the Code, and the applicable Treasury Regulations thereunder.

It is expected that no tax-exempt borrowings in addition to the one authorized hereby will be made by the City in calendar year 2025 which will aggregate more than \$10,000,000. The Note is hereby accordingly designated as a “qualified tax-exempt obligation” in accordance with Section 265(b)(3)(B) of the Code.

Section 2.10

The City reserves the right to issue additional tax anticipation notes in an amount not exceeding \$250,000 (“**Additional Notes**”) without the consent of the holder of the Note. Such Additional Notes, when and if issued pursuant to ordinance duly enacted, shall be deemed on a parity in all respects with the Note.

Section 2.11

This Ordinance shall become effective upon enactment.

DONE IN MEETING DULY ASSEMBLED on the 10th day of November 2025

CITY OF MULLINS, SOUTH CAROLINA

(SEAL)

By: _____
Mayor

Attest:

City Clerk

First Reading: October 16, 2025
Second Reading: November 10, 2025

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF MULLINS
TAX ANTICIPATION NOTE, SERIES 2025

No. R-1

\$750,000

CITY OF MULLINS, SOUTH CAROLINA, hereby acknowledges itself indebted and, for value received, promises to pay to HUNTINGTON PUBLIC CAPITAL CORPORATION (the “**Purchaser**”) the sum of Seven Hundred Fifty Thousand and no/100 Dollars (\$750,000.00), (or such lesser sum as shall have been withdrawn hereunder,) on April 1, 2026 (the “**Maturity Date**”), and to pay interest on said principal sum, or on so much thereof as shall from time to time be due thereon, from the respective dates on which withdrawals hereon shall have been made, at the rate of four and twenty-nine hundredths per centum (4.29%) per annum (calculated on the basis of a 360-day year consisting of twelve 30-day months), payable upon the Maturity Date. This Note is not subject to optional redemption prior to maturity.

This Tax Anticipation Note, Series 2025 (this “**Note**”) is issued by City of Mullins, South Carolina (the “**City**”), in anticipation of the collection of ad valorem taxes levied to defray the cost of conducting the corporate activities of the City commencing July 1, 2025 and ending June 30, 2026. This Note is issued pursuant to the authorization of Section 11-27-40(5) of the Code of Laws of South Carolina 1976, as amended, and an ordinance (the “**Ordinance**”) duly enacted by the City Council of the City, its governing body (the “**City Council**”) on November 10, 2025.

Both the principal of and interest on this Note are payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, at the office of the City Clerk in the City of Mullins, State of South Carolina.

[Each withdrawal under the Note shall be made pursuant to a Request for Disbursement of Funds in the form as set forth at Exhibit B attached to the Ordinance. A duly executed Request for Disbursement of Funds shall, when presented to the holder hereof, shall establish conclusively the withdrawal of the sum stated thereon under this Note.]

For the payment of the principal and interest of this Note as the same shall fall due, the full faith, credit and taxing power of the City are hereby irrevocably pledged, and in addition all ad valorem taxes so levied for operations and maintenance of the City for the fiscal year beginning July 1, 2025 and ending June 30, 2026, except such amounts necessary for the operation and maintenance of the City from July 1, 2025 to January 15, 2026, less all other sums available therefor, are hereby irrevocably pledged. The City has reserved the right to issue not exceeding \$250,000 principal amount of additional tax anticipation notes on a parity with this Note without the consent of the Purchaser or subsequent holder hereof.

This Note and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer and certain franchise taxes.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen, or to be performed precedent to or in the issuance of this Note, do exist, have happened and have been performed in regular and due time, form and manner, and that provision has been made for the levy and collection of ad valorem taxes sufficient in amount to pay the principal of and interest on this Note at the maturity thereof.

IN WITNESS WHEREOF, the City of Mullins, South Carolina, has caused this Note to be signed in its name by the City Administrator, attested by the City Clerk, its Corporate Seal to be impressed hereon, and this Note to be dated this 14th day of November, 2025.

CITY OF MULLINS, SOUTH CAROLINA

(SEAL)

By: _____
Mayor

Attest:

City Clerk
City of Mullins, South Carolina

REQUEST FOR DISBURSEMENT OF FUNDS

TO: HUNTINGTON PUBLIC CAPITAL CORPORATION, as Purchaser

YOU ARE HEREBY REQUESTED to disburse this ____ day of _____, 20__ to the City of Mullins, South Carolina (the "City") the sum of \$_____, which sum shall be drawn against the City's \$750,000 Tax Anticipation Note, Series 2025. Such sum, when withdrawn, shall be held by the City and applied to the corporate purposes of the City for the 2025-26 Fiscal Year. We hereby certify that the sum withdrawn is required to meet immediate operating and maintenance expenses of the City, and that no other funds are available to meet such expenses. Such sum withdrawn will not be invested but will be expended immediately.

Upon the withdrawal of the sum stated above, the total principal withdrawals under said Note will equal the sum of \$_____.

CITY OF MULLINS, SOUTH CAROLINA

[City Administrator/Mayor]

I have this ____ day of _____, 20__, received this duly executed Request for Disbursement of Funds and have paid to the City the sum of \$_____ in accordance with the foregoing instructions.

HUNTINGTON PUBLIC CAPITAL CORPORATION

By: _____
Title: _____

ORDINANCE #2025-16

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A TAX ANTICIPATION BORROWING OF THE CITY OF MULLINS, SOUTH CAROLINA, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$750,000, IN ANTICIPATION OF THE COLLECTION OF AD VALOREM TAXES FOR A FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026; TO PRESCRIBE THE TERMS AND CONDITIONS OF SUCH BORROWING AND THE FORM OF NOTE TO BE EXECUTED EVIDENCING THE SAME; TO MAKE PROVISION FOR THE PAYMENT THEREOF; AND OTHER MATTERS RELATING THERETO

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Mullins (the "**Council**"), the governing body of the City of Mullins, South Carolina (the "**City**"), in a meeting duly assembled, as follows:

ARTICLE I
FINDINGS OF FACT

Incident to the enactment of this ordinance (this "**Ordinance**") and the issuance of the tax anticipation note authorized hereby, the Council, finds that the facts set forth in this Article exist and the statements made with respect thereto are in all respects true and correct.

Section 1.01

Pursuant to Ordinance No. 25-112 dated June 24, 2025, the Council duly adopted the operating budget (the "**Budget**") for the City for the fiscal year beginning July 1, 2025, and ending June 30, 2026 ("**Fiscal Year 2025-26**"), which sets forth the revenues and expenditures necessary for the operations of the City. General Fund estimated expenditures for Fiscal Year 2025-26 total \$5,461,918, which expenses will be paid partly from the receipt of ad valorem taxes, as well as from fees, fines and other revenue sources.

Section 1.02

Pursuant to the provisions of the Budget, the Council has determined that funds in the amount of \$1,300,000 must be raised by the receipt of ad valorem real property taxes (including fees in lieu of taxes, if any, but excluding delinquent taxes and local option sales tax monies to be received during Fiscal Year 2025-26) ("**Ad Valorem Taxes**") in order to defray a portion of the City's operational expenses for Fiscal Year 2025-26. In order to meet the costs of the Budget, it was necessary to levy 184 mills. Such millage has been approved by the Council and has been reported to the Auditor of Marion County, South Carolina (the "**County Auditor**"). The assessed value of all taxable property in the City for Fiscal Year 2025-26 is presently estimated to be an amount not less than \$10,777,997.¹

Section 1.03

The levy of Ad Valorem Taxes will produce an amount of revenue which, together with other revenues available to the City, will enable the City to pay all appropriations made in the Budget. It is therefore necessary that the City borrow funds in anticipation of the receipt of the moneys to be collected from such Ad Valorem Tax levy. It has been determined that the City may require an amount not exceeding \$750,000 to meet the cost of conducting its corporate activities until such time as revenues from Ad Valorem Taxes are received and available.

¹ Amount represents the assessed value as of June 30, 2025, as certified by the Marion County Auditor on October 2, 2025.

Section 1.04

It has been determined that the City should raise the sum of not exceeding \$750,000 by borrowing in anticipation of the collection of Ad Valorem Taxes.

Section 1.05

No previous sums have been borrowed in anticipation of the collection of Ad Valorem Taxes or reimbursement amounts for Fiscal Year 2025-26 and no pledge of the proceeds of said taxes or reimbursement amounts has been made during Fiscal Year 2025-26.

Section 1.06

On the basis of the foregoing, the Council enacts this Ordinance as a means of providing for the issuance of a not exceeding \$750,000 Tax Anticipation Note, Series 2025 (the "*Note*").

ARTICLE II ISSUANCE OF NOTE

Section 2.01

A. Pursuant to Section 11-27-40(5) of the Code of Laws of South Carolina 1976, as amended, and for the purpose of raising moneys to defray the cost of the operations of the City, the Council directs that there shall be borrowed in anticipation of the collection of Ad Valorem Taxes to be levied by the County Auditor for the Fiscal Year 2025-26, the sum of not exceeding \$750,000.

B. The borrowing shall be evidenced by the Note to be issued in typewritten form, substantially in the form attached hereto as Exhibit A, to be dated as of the date of its delivery, and to mature on or before April 1, 2026, which date is not later than ninety days of January 15, 2026 as the initial due date of the Ad Valorem Taxes to be paid without penalty.

C. In approving the issuance of the Note under the terms hereof, nothing herein obligates the City to issue the Note. The City, acting through the City Administrator of the City (the "*City Administrator*"), may determine not to effect the issuance of the Note for either of the following reasons: (i) the proceeds of the Note are not needed to sustain the operations during Fiscal Year 2025-26, or (ii) the funding necessitated by the Note is made available from other legally available sources. Should a decision not to issue the Note be made, the City Administrator shall timely inform Council of the decision not to issue the Note and no additional action, formal or informal, shall be required by Council.

D. The Note shall be prepayable on terms to be negotiated by the City, acting through the City Administrator, and the Purchaser (as defined below).

Section 2.02

The principal sum of the Note or, so much thereof as shall from time to time have been withdrawn thereunder shall bear interest from the issuance date or the respective dates on which such withdrawals have been made, as applicable, at the single fixed rate of interest named by the purchaser thereof and accepted by the City, acting through the City Administrator stated below; such interest to be paid at the maturity Maturity Date (as defined herein) or earlier payment in full of the Note.

Section 2.03

The Note shall be executed on behalf of the City by the manual signature of either the Mayor or the City Administrator (together, the "**Authorized Officers**"), respectively, and attested by the City Clerk of the City. In the absence or unavailability of the City Clerk for any reason, an Authorized Officer, other than the Authorized Officer signing the Note, may attest the execution of the Note or any other actions to be performed by the City Clerk. Further, the corporate seal of the City shall be impressed thereon. Facsimiles or electronic signatures by the Authorized Officers and the City Clerk are expressly authorized and permitted with respect to the Note, as applicable, and all closing documents and certificates associated therewith.

Section 2.04

For the payment of the Note and the interest due thereon there shall be pledged the full faith, credit and taxing power of the City and all sums realized from the Ad Valorem Tax to be levied upon all taxable property in the City for the Fiscal Year 2025-26 for operations and maintenance, except such sums as are necessary for operation and maintenance of the City from July 1, 2025 to January 15, 2026, less all other funds available therefor, including the amount borrowed under the Note, and with the right of the Purchaser to require by mandamus or other legal proceeding the application of the proceeds from such Ad Valorem Tax levy (save as excepted in this Section 2.04) to the payment of the principal and interest on the Note authorized by this Ordinance.

Section 2.05

All Ad Valorem Taxes collected in excess of such sums as are necessary for operation and maintenance of the City shall be impounded by the City and shall be used to meet the payment of the principal of and interest on the Note and for no other purposes, until the principal and interest of the Note have been fully paid, whereupon such pledge shall be deemed discharged.

Section 2.06

The City, acting through the City Administrator, shall withhold from the taxes levied and collected for operation and maintenance purposes of the City for Fiscal Year 2025-26 a sum sufficient to pay the principal of and interest on the Note at maturity, the payment of which shall, subject to the provisions of Section 2.05 hereof, be a first charge and lien upon said taxes, and on or before the maturity of the Note, the City Administrator shall cause the same to be fully paid and discharged.

Section 2.07

A. As required by the City for any corporate purpose, the proceeds derived from the sale of the Note shall either be (i) drawn down from the Purchaser, or (ii) gross funded at the closing of the Note.

B. If the proceeds of the Note are subject to draw down, the City shall only withdraw such amounts as are necessary to meet immediate current expenses of the City, less all other funds available for such purposes from any source. Each withdrawal under the Note shall be made pursuant to a written Request for Disbursement of Funds, the form of which is attached hereto as Exhibit B. Any Request for Disbursement of Funds shall be executed by an Authorized Officer. Once executed, each Request for Disbursement of Funds shall constitute evidence of the principal amount withdrawn under the Note. The Purchaser shall not be responsible for the proper application of the proceeds of the Note.

Section 2.08

A. ~~The City Administrator is hereby authorized to negotiate~~has negotiated the sale of the Note to a financial institution or institutions of her choice (such financial institution referred to herein as Huntington Public Capital Corporation (the "Purchaser")). ~~In negotiating~~The City Administrator has negotiated with the Purchaser, ~~the City Administrator shall negotiate the sale of the Note on the terms she determines to be most advantageous to the City, including the final maturity of the Note and the terms of redemption therefor; however, in no event shall the interest rate on the Note exceed 7.0% per annum unless otherwise approved by Council and she has determined that the Note shall mature on April 1, 2026 (the "Maturity Date"), bear interest at the rate of 4.29%, and not be subject to optional redemption prior to maturity. The principal of and interest on the Note shall be payable on the Maturity Date.~~

B. Notwithstanding Section 2.07 herein and based on the negotiations with the Purchaser, the City may elect to draw down all proceeds of the Note at closing, and the same shall be held by the City, acting through the City Administrator, and expended to meet the costs of operation and maintenance of the City for Fiscal Year 2025-26. Any proceeds of the Note not required for such purpose shall be applied to payment of the principal of and interest on the Note at maturity or earlier redemption thereof. In the event the full proceeds of the Note are drawn at closing, the form of the Note attached hereto as Exhibit A shall be amended accordingly.

Section 2.09

No part of the proceeds of the Note issued pursuant hereto shall be invested in such manner as to cause the Note to become an "Arbitrage Bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable Treasury Regulations issued thereunder (collectively, the "**Code**"). The proper officers of the City are hereby authorized to render such certifications as may be required to establish that such Note is not and will not become an Arbitrage Bond. In addition, the Council covenants to comply, as may be necessary, with the rebate provisions of Section 148(f) of the Code, the information reporting requirements of Section 149(e) of the Code, and the applicable Treasury Regulations thereunder.

It is expected that no tax-exempt borrowings in addition to the one authorized hereby will be made by the City in calendar year 2025 which will aggregate more than \$10,000,000. The Note is hereby accordingly designated as a "qualified tax-exempt obligation" in accordance with Section 265(b)(3)(B) of the Code.

Section 2.10

The City reserves the right to issue additional tax anticipation notes in an amount not exceeding \$250,000 ("**Additional Notes**") without the consent of the holder of the Note. Such Additional Notes, when and if issued pursuant to ordinance duly enacted, shall be deemed on a parity in all respects with the Note.

Section 2.11

This Ordinance shall become effective upon enactment.

DONE IN MEETING DULY ASSEMBLED on the ~~14th~~10th day of November 2025

CITY OF MULLINS, SOUTH CAROLINA

(SEAL)

By: _____

Mayor

Attest:

City Clerk

First Reading: October 16, 2025
Second Reading: November ~~4~~10, 2025

EXHIBIT A

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF MULLINS
TAX ANTICIPATION NOTE, SERIES 2025

No. R-1

\$750,000

~~THE CITY OF MULLINS, SOUTH CAROLINA, hereby acknowledges itself indebted and, for value received, promises to pay to [PURCHASER] HUNTINGTON PUBLIC CAPITAL CORPORATION (the "Purchaser") the sum of _____ Seven Hundred Fifty Thousand and no/100 Dollars (\$750,000.00), (or such lesser sum as shall have been withdrawn hereunder,) on the 1st day of [April 1, 2026] (the "Maturity Date"), and to pay interest on said principal sum, or on so much thereof as shall from time to time be due thereon, from the respective dates on which withdrawals hereon shall have been made, at the rate of _____ four and twenty-nine hundredths per centum (____ 4.29%) per annum (calculated on the basis of a 360-day year consisting of twelve 30-day months), payable upon the stated maturity hereof. [Maturity Date. This Note is prepayable in whole (but not in part) at any time without penalty.] not subject to optional redemption prior to maturity.~~

This Tax Anticipation Note, Series 2025 (this "**Note**") is issued by City of Mullins, South Carolina (the "**TownCity**"), in anticipation of the collection of ad valorem taxes levied to defray the cost of conducting the corporate activities of the City commencing July 1, 2025 and ending June 30, 2026. This Note is issued pursuant to the authorization of Section 11-27-40(5) of the Code of Laws of South Carolina 1976, as amended, and an ordinance (the "**Ordinance**") duly enacted by the City Council of the City, its governing body (the "**TownCity Council**") on November 11, 2025.

Both the principal of and interest on this Note are payable in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, at the principal office of the City Clerk in the City of Mullins, State of _____ South Carolina.

[Each withdrawal under the Note shall be made pursuant to a Request for Disbursement of Funds in the form as set forth at Exhibit B attached to the Ordinance. A duly executed Request for Disbursement of Funds shall, when presented to the holder hereof, shall establish conclusively the withdrawal of the sum stated thereon under this Note.]

For the payment of the principal and interest of this Note as the same shall fall due, the full faith, credit and taxing power of the City are hereby irrevocably pledged, and in addition all ad valorem taxes so levied for operations and maintenance of the City for the fiscal year beginning July 1, 2025 and ending June 30, 2026, except such amounts necessary for the operation and maintenance of the City from July 1, 2025 to January 15, 2026, less all other sums available therefor, are hereby irrevocably pledged. The City has reserved the right to issue not exceeding \$250,000 principal amount of additional tax anticipation notes on a parity with this Note without the consent of the Purchaser or subsequent holder hereof.

This Note and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer and certain franchise taxes.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen, or to be performed precedent to or in the issuance of this Note, do exist, have happened and have been performed in regular and due time, form and manner, and that provision has been made for the levy and collection of ad valorem taxes sufficient in amount to pay the principal of and interest on this Note at the maturity thereof.

IN WITNESS WHEREOF, the City of Mullins, South Carolina, has caused this Note to be signed in its name by the City Administrator, attested by the City Clerk, its Corporate Seal to be impressed hereon, and this Note to be dated this 14th day of November, 2025.

CITY OF MULLINS, SOUTH CAROLINA

(SEAL)

By: _____
— { Mayor or City Administrator }

Attest:

City Clerk
City of Mullins, South Carolina

EXHIBIT B

REQUEST FOR DISBURSEMENT OF FUNDS

TO: ~~(PURCHASER)~~ HUNTINGTON PUBLIC CAPITAL CORPORATION, as Purchaser

YOU ARE HEREBY REQUESTED to disburse this ____ day of _____, 20__ to the City of Mullins, South Carolina (the "~~Town~~City") the sum of \$_____, which sum shall be drawn against the City's \$750,000 Tax Anticipation Note, Series 2025-~~of City of Mullins, South Carolina~~. Such sum, when withdrawn, shall be held by the City and applied to the corporate purposes of the City of Mullins, ~~South Carolina~~ for the 2025-26 Fiscal Year. We hereby certify that the sum withdrawn is required to meet immediate operating and maintenance expenses of the City of Mullins, and that no other funds are available to meet such expenses. Such sum withdrawn will not be invested but will be expended immediately.

Upon the withdrawal of the sum stated above, the total principal withdrawals under said Note will equal the sum of \$_____.

CITY OF MULLINS, SOUTH CAROLINA

[City Administrator/Mayor]

I have this ____ day of _____, 20__, received this duly executed Request for Disbursement of Funds and have paid to the City the sum of \$_____ in accordance with the foregoing instructions.

CORPORATION

~~(PURCHASER)~~ HUNTINGTON PUBLIC CAPITAL

By: _____

Title: _____

Summary report:	
Litera Compare for Word 11.7.0.54 Document comparison done on 11/4/2025 4:53:27 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: TAN Ordinance (2025 City of Mullins TAN).docx	
Modified DMS: nd://4926-5985-0606/4/TAN Ordinance (2025 City of Mullins TAN).docx	
Changes:	
Add	33
Delete	33
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	66

Board of Zoning Appeals - Form 3: Variance Application

Date: July 25, 2025

1. Variance Requested From the Following Ordinance Provisions:

- §3.16.3 – Asphalt or concrete driveway requirement
- §3.16.5 – 50 ft spacing between homes
- §3.16.7 – 10% site reserved for recreation
- §3.16.11 – Two parking spaces per home
- §3.16.13 – Buffer area requirements

2. Justification for Variance:

a. Extraordinary & exceptional conditions:

The property was established as a manufactured home park in 1985 and contains legacy infrastructure and lot arrangements that predate current zoning requirements. At time of purchase in 2022, the park included 39 existing lots, most sized at 50'x100', with homes spaced at ~35 feet intervals. The topography and surrounding natural drainage, as well as the gravel roadways and lighting placements, were part of the original permitted layout. Requiring retroactive compliance would severely impact both existing tenants and the viability of the park.

b. Conditions not applying to other nearby properties:

Nearby properties are not constrained by prior permitted park layouts or long-standing tenant occupancy. Other parks or residential zones can be developed from scratch under current code, whereas this park operates under long-standing use and established tenant residency, making compliance burdens disproportionately high compared to similar properties.

c. Without the variance, use of the property would be unreasonably restricted:

Strict compliance would require removing multiple occupied homes, reducing the number of usable lots, and triggering costly reinstallation of infrastructure, including roadways and lighting, which would make

continued operation economically infeasible. It would also force displacement of tenants, many of whom rely on this affordable housing.

d. Granting the variance will not harm the public or neighbors:

Granting the variance will not affect adjacent properties or harm public interest. The park has functioned safely and effectively for decades with current layouts. Lighting, road access, and buffer zones meet functional requirements. In fact, requiring removal of homes or altering traffic patterns may cause more disruption than maintaining current conditions.

Signature:

A handwritten signature in black ink, appearing to read 'Iysam Atwan', written over a horizontal line.

Printed Name: Iysam Atwan

Date: July 25, 2025

PROPOSED SITE PLAN LAYOUT

328 EAST MCENTYRE STREET

MULLINS, MARION COUNTY, SOUTH CAROLINA 29574

SITE INFORMATION

1980-1981
 1982-1983
 1984-1985
 1986-1987
 1988-1989
 1990-1991
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TITLE COMMITMENT INFORMATION

THE ADDRESS ABOVE DESCRIBED IS THE PLACE THE REMITTANCE SHOULD BE SENTED AT OUR GENERAL INTERNAL CABLE ADDRESS "CABLES", 2111 COLUMBIA ROAD, WASHINGTON, D.C. 20005. TEL: 202-338-4100.

SCHEDULE A DESCRIPTION

OUTLOOK FOR THE FUTURE. The 1990s will be a time of rapid change in the way we live and work. The most significant changes will be in the way we work. The most significant changes will be in the way we work. The most significant changes will be in the way we work.

NOTES CORRESPONDING TO SCHEDULE B

QUESTIONS TO ASK YOURSELF

PARKING INFORMATION

NO OTHER WORK AT THE TIME OF JUDGMENT.

FLOOD ZONE INFORMATION

These features are the result of the fact that the system is designed to be used by a wide range of users, from the casual user to the professional user. The system is designed to be used by a wide range of users, from the casual user to the professional user.

BASIS OF BEARING

[illegible]

SIGNIFICANT OBSERVATIONS

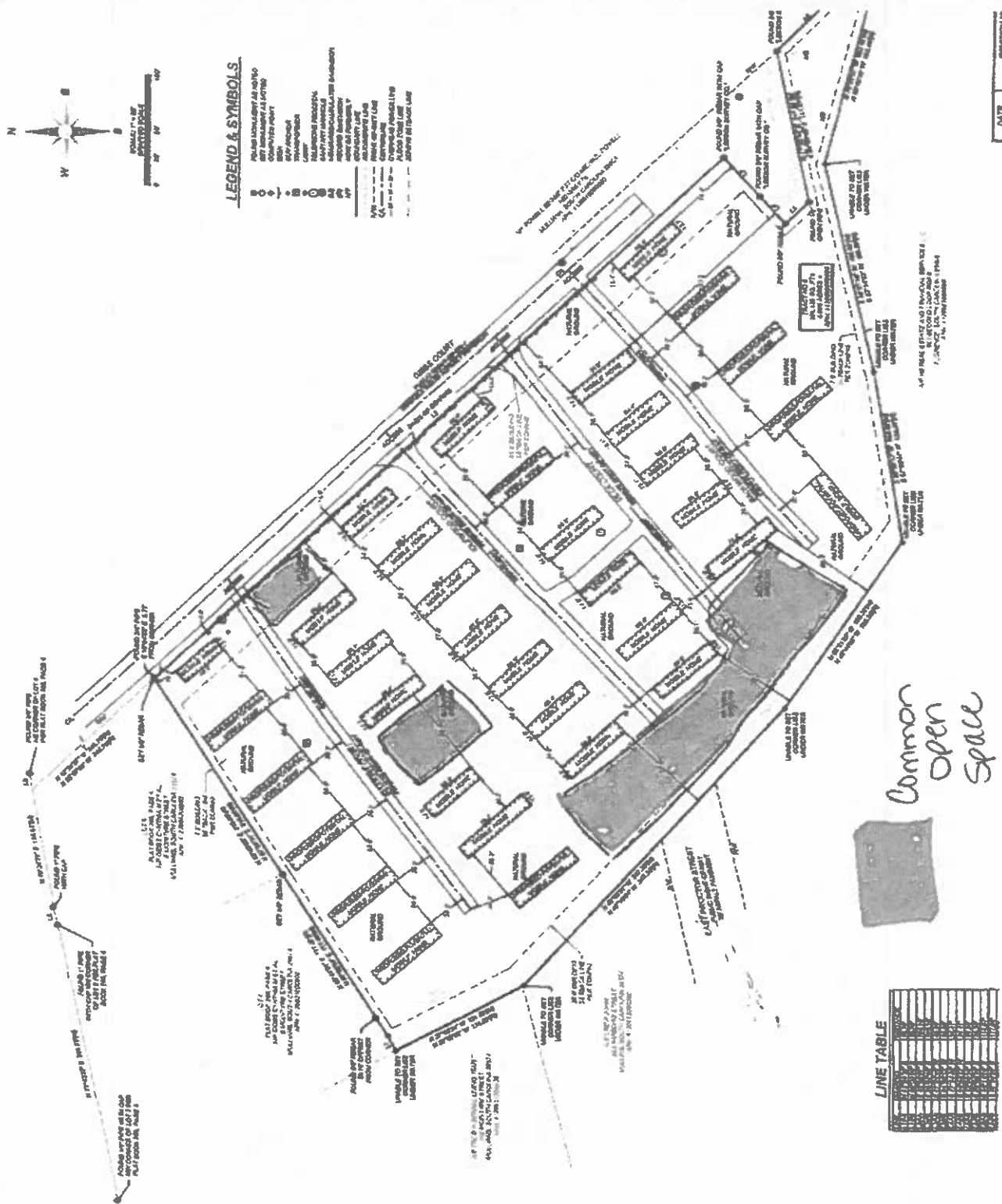
THE UNIVERSITY OF CHICAGO

UTILITY INFORMATION

[illegible]

ZONING INFORMATION

RESEARCH & DEVELOPMENT

[illegible]

Common
Open
Space

LINE TABLE

[illegible]



City of Mullins
Building & Planning Department
151 E Front St.
Mullins SC 29574
843-484-9583

Board of Zoning Appeals Notice of Appeal - Form 1

Form
ZA-2023-12

FOR OFFICE USE ONLY:

Date Filed: _____

Permit Application Number: _____

Appeal Number: _____

INSTRUCTIONS

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception. A \$100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (indicate one):

- ☐ from action of a zoning official as stated on attached Form 2
- ☐ for a variance as stated on attached Form 3
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) (please print or type)

Name(s):

White Oaks MHC LLC

Address:

PO Box 658 Wsby, MD 20657

Telephone Number: (work)

800-754-9707

[home]

Interest:

Property Owner(s): White Oaks

Agent for Property Owner:

Winnie Barchers

OWNER(S) (if other than Applicant(s)): Name(s):

White Oaks MHC

Address:

5000 Birch St. West Tower #3000 Newport Beach, CA

92662

Telephone Number: (work)

[home]

(Use reverse side if more space is needed.)

PROPERTY ADDRESS:

Gibbs Court Mullins, SC 29571

Tax Map No., Map

412

Block

09-02-000-000

Parcel

Are there Restrictive Covenants on this property that would prohibit the proposed use? ☐ Yes ☒ No

(If yes, a copy must accompany this application.)

Subdivision

Plat Book:

Page:

Lot Dimensions:

Area:

Zoning District:

(Use reverse side if more space is needed.)

DESIGNATION OF AGENT (complete only if owner is not applicant):

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

See attached

Date:

Owner's Signature:

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Applicant(s) signature:

Winnie Barchers

Date:

7/28/2025

Printed name:

Winnie Barchers

Date:

7/28/2025

Variance Application - Form 3
City of Mullins Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed: _____ Permit Application Number: _____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the zoning ordinance:

See attached so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

mobile home park
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

See attached

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

b. These conditions do not generally apply to other property in the vicinity as shown by: _____

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

3. The following documents are submitted in support of this application: Survey map

[A plot plan must be submitted.]

Date: 7/28/25

Applicant Signature [Signature]

Sec. 3.16. Manufactured home parks.

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

1. The park site shall be not less than three (3) acres, and have not less than 200 feet frontage on a public dedicated and maintained street.
2. The park shall be served by public water and sewer systems, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
3. All dwelling spaces shall abut upon an asphalt or concrete driveway of not less than eighteen (18) feet in width which shall have unobstructed access to a street.
4. A description of the procedures of any proposed homeowners association or other group maintenance agreement must be submitted to and approved by the Planning Commission.
5. All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400-foot intervals. Lots in parks shall be sized and arranged so that there will be at least 50 feet spacing between manufactured homes, and at least 35 feet from the right-of-way of any street or drive providing common circulation.
6. All homes shall be installed in accord with the installation requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
7. Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.
8. Space Numbers: Permanent space numbers shall be provided on each street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection. 911 address numbers shall be used when appropriate.
9. No manufactured home space shall have direct access to a public street, but shall instead access an internal street system.
10. The maximum number of mobile or manufactured home spaces shall not exceed six (6) per acre.
11. Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.
12. In the development of a park, existing trees and other natural site features shall be preserved to the extent feasible.
13. Buffer areas shall be provided on the perimeter of the park or court in accord with the requirements of Section 4.1.
14. License Required, Revocation: A license shall be requisite to the opening or operation of a manufactured home park and shall be subject to annual renewal. Said license is issued by the Zoning Administrator and may be revoked by the Zoning Administrator for a violation of this Ordinance or other applicable ordinances and regulations governing the operation of such uses.
15. Site Plan Required: A Site Plan showing the above required data, and in all other respects meeting the minimum requirements for a building permit shall accompany all applications to establish a manufactured home park.

ID ADDENDUM NO. 1**Project:** Installation of 5-Foot Black Chain Link Fence with Privacy Slats and Three Gates**Issue Date:** 20 October 2025**Date:** 3 November 2025**To:** All Bidders**From:** City of Mullins**Subject:** Change in Fence Height and Gate Width Specification

Purpose of Addendum

This Addendum is issued to modify the original bid documents for the above-referenced project. The information contained herein shall supersede and take precedence over any conflicting information in the original bid documents.

Change Description**1. Fence Height Revision**

- The entire fence specified in the project shall now be constructed at a uniform height of **five feet (5')**.
- All references within the bid documents, drawings, and specifications to a **four-foot (4')** or **mixed 4' and 5'** fence are hereby **deleted and replaced** with a consistent **five-foot (5')** fence height throughout the project. Gates may be either 3 feet (36 inches) or 4 feet (48 inches) in width, at the Contractor's option.

2. Scope and Material Adjustments

- Bidders shall adjust quantities, materials, and labor costs accordingly to reflect the uniform five-foot (5') fence height.
 - All other materials, finishes, and construction details shall remain as originally specified unless otherwise modified by this Addendum.
-

Bid Submission

- All bidders shall acknowledge receipt of this Addendum on the **Bid Form**.
 - Failure to acknowledge this Addendum may result in rejection of the bid.
-

Acknowledged and Issued By:

Name: _____

Title: _____

Company: _____

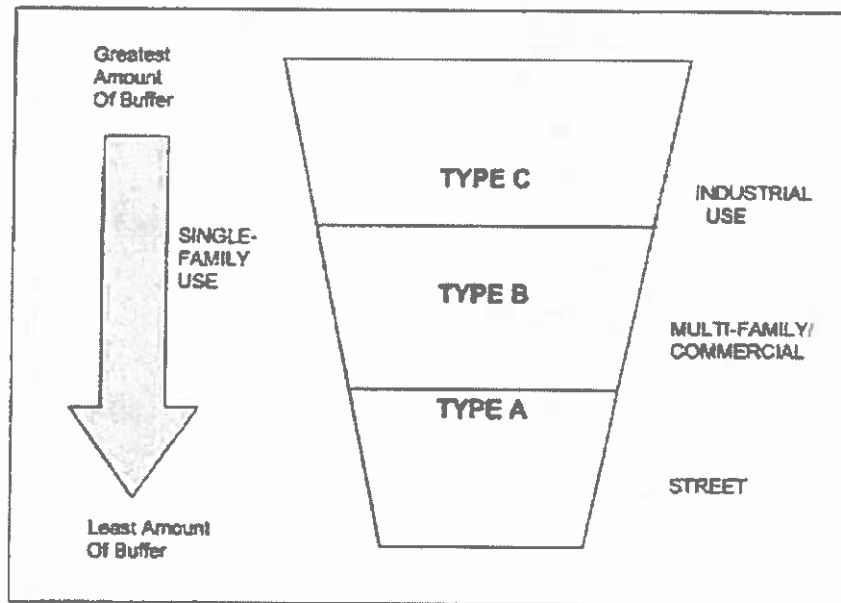
Date: _____

ARTICLE 4. COMMUNITY APPEARANCE, BUFFERING, LANDSCAPING, AND TREE PROTECTION REGULATIONS

The regulations contained in this Article are intended generally to promote land use compatibility between uncomplimentary and incompatible land uses, create an aesthetically pleasing environment and maximize the retention of trees, a valuable natural resource.

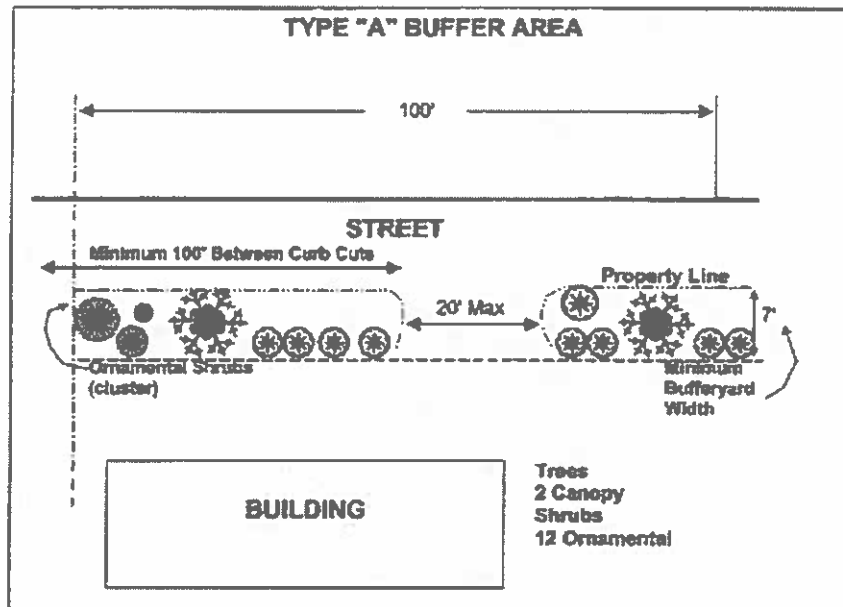
Sec. 4.1. Buffer areas.

- 4.1-1. *Definition.* A buffer area is a unit of yard, together with plantings, fences, walks, and other screening devices required thereon.
- 4.1-2. *Purpose.* The purpose of a buffer area is to ameliorate any potential adverse impact between adjacent land uses and streets, and promote land use compatibility.
- 4.1-3. *Location.* Buffer areas shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. For purposes of complying with this section, they shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any required front, side or rear yard setback. Where specified by this section, buffer areas and/or buffer area structures shall be developed as an integral part of the proposed use.
- 4.1-4. *Determination of buffer area requirements.* Buffer Areas shall be required under the following circumstances:
- (1) *Type A Buffer Area Required.* Wherever a Multi-family building or non-residential use is proposed, a Type A buffer area shall be provided along the street right-of-way boundary of the proposed use, separating it from the adjoining street, except for driveways and uses in the C-1 District.
 - (2) *Type B Buffer Area Required.* Wherever a Multi-family building, institutional or commercial use is proposed for a site or lot adjoining a single-family residential dwelling in the A-1 or A-2 Districts, with no intervening street, a Type B Buffer Area shall be provided along the boundary of the adjoining residential property line.
 - (3) *Type C Buffer Area Required.* Wherever an industrial, warehouse, or related use is proposed for a site or lot adjoining any residential use in the A-1, A-2 or A-3 Districts with no intervening street, a Type C Buffer Area shall be provided along the boundary of the adjoining residential property line.

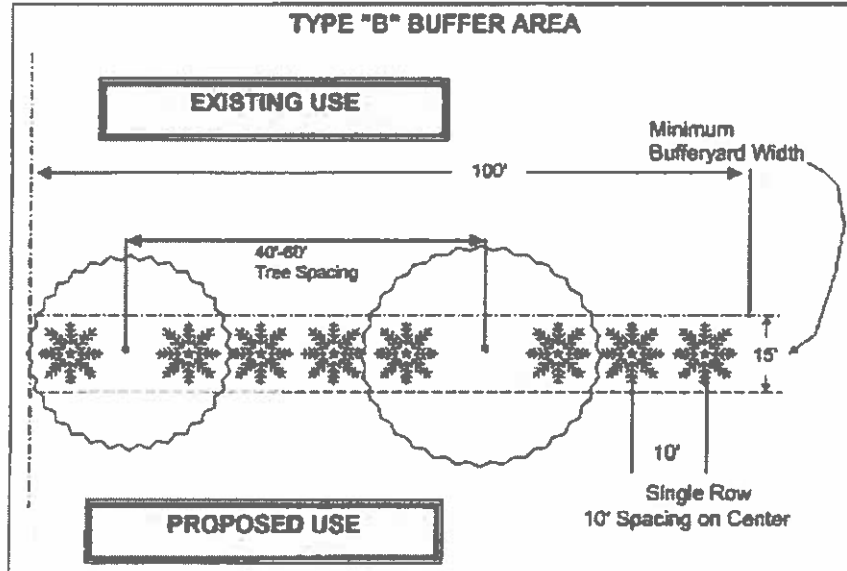


4.1-5. Design standards. Three types of buffer areas are required by this Ordinance, Type A, Type B, and Type C. A description of each follows:

- (1) *Type "A" Buffer Area.* The Type A Buffer Area consists of low density landscaping and minimal acceptable separation between uses. The buffer area shall be not less than seven (7) feet in width. Per 100 lineal feet of frontage, the buffer area shall consist of a combination of not less than 12 ornamental shrubs, two understory trees and landscaped grass areas, or other appropriate ground cover. The shrubs may be clustered to ensure their survival. The following diagram illustrates an example site plan.



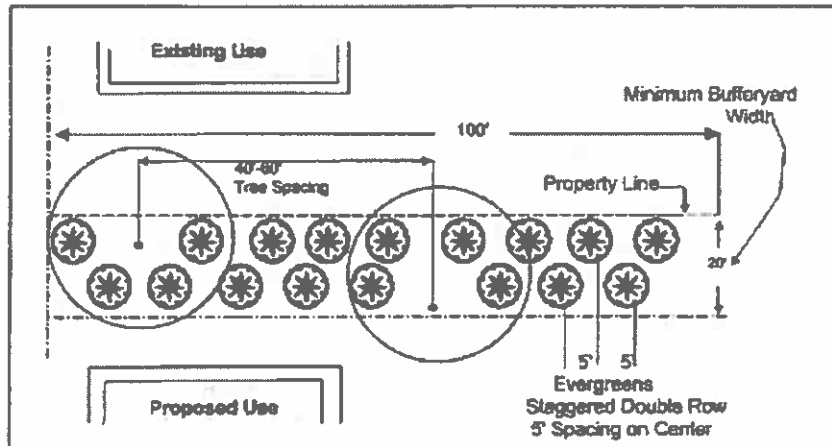
- (2) *Type "B" Buffer Area.* The Type B Buffer Area is a medium density screen intended to block visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 15 feet. Per 100 lineal feet the screen shall consist of a combination of 2 deciduous trees planted 40 to 60 feet on center and 8 evergreen plants 10 feet on center. The following diagram illustrates an example site plan.



- (3) *Type "C" Buffer Area.* The Type C Buffer Area is a high-density screen intended to exclude all visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 20 feet. Per 100 lineal feet the screen shall consist of a combination of 2

deciduous trees planted 40 to 60 feet on center and 17 evergreen plants or understory trees planted in a double-staggered row 10 feet on center. The following diagram illustrates an example site plan.

TYPE "C" BUFFER AREA

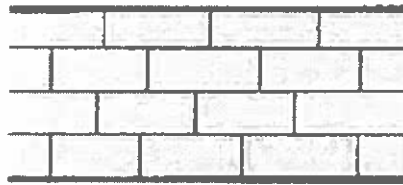


4.1-6. Buffer area specifications.

- (1) **Minimum Installation Size.** At installation or planting, all evergreen (understory) trees and/or shrubs used to fulfill buffer area requirements shall be not less than 6 feet in height, and all deciduous (canopy) trees shall be not less than 8 feet in height, except for ornamental shrubs for Type A Buffer Areas.
- (2) **Minimum Mature Size.** At maturity, evergreen plant material used for screening shall form a continuous opaque screen averaging 10 feet in height, and deciduous plant material used for screening shall average 25 feet in height.
- (3) **Staggered Planting.** Where required, evergreen and deciduous plant material shall be planted in at least two rows and in an alternating fashion to form a continuous opaque screen of plant material.

4.1-7. Substitutions. The following substitutions shall satisfy the requirements of this section:

- (1) **Existing Plant Materials.** Existing trees of 4 inches DBH (Diameter Breast High) or more in diameter, within the required buffer area may be included in the computation of the required buffer area planting, with approval of the Zoning Administrator.
- (2) **Fence or Wall.** Where, owing to existing land use, lot sizes or configurations, topography, or circumstances peculiar to a given piece of property, the buffer area requirements of this section cannot reasonably be met, the developer(s) may request and the Zoning Administrator may approve the substitution of appropriate screening, in the way of a fence or wall structure along the property line of the proposed use in accord with the provisions of this Section.
 - (a) An eight-foot fence or wall, as illustrated below, may be substituted for a Type "B" or "C" Buffer Area.



Masonry Wall



Wood Stockpile

- (b) All fences and walls used as part of the buffer area requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished, as owner deems appropriate. Chain link fences with or without slats are not an acceptable substitute and not permitted as such.

4.1-8. *Responsibility.* It shall be the responsibility of the proposed new use to provide the buffer area where required by this Ordinance, except that no new detached single-family dwelling or duplex shall be required to provide such buffer area.

4.1-9. *Required maintenance.* The maintenance of required buffer areas shall be the responsibility of the property owner. All such areas shall be properly maintained so as to ensure continued buffering. All planted areas shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development. Dead trees shall be removed; debris and litter shall be cleaned; and berms, fences, and walls shall be maintained at all times. Failure to do so is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.

4.1-10. *Use of buffer areas.* A buffer area may be used for passive recreation; however no plant material may be removed. All other uses are prohibited, including off-street parking.

Sec. 4.2. Landscaping.

4.2-1. *Definition.* Landscaping is a type of open space permanently devoted and maintained for the growing of shrubbery, grass, other plants and decorative features to the land.

4.2-2. *Purpose.* The purpose of landscaping is to improve the appearance of vehicular use areas and development abutting public rights-of-way; to protect, preserve, and promote the aesthetic appeal, scenic beauty, character and value of land; and to promote public health and safety through the reduction of noise pollution, storm water run off, air pollution, visual pollution, and artificial light glare.

4.2-3. *Where required.* No proposed commercial, institutional, industrial or other non-residential use, multi-family or off-street parking lot containing 15 or more spaces shall hereafter be established and subsequently used unless landscaping is provided in accord with the provisions of this section. No existing building, structure or vehicular use area shall be expanded or enlarged by 50 percent or more unless the minimum landscaping required by the provisions of this section is provided throughout the building site. Enlargements involving less than 50 percent shall meet the minimum requirements of the enlargement only. Landscaping is not required for existing uses, nor is it required for uses in the C-1 District.

4.2-4. *Landscaping plan.* A landscaping plan shall be submitted as part of the application for a building permit. The plan shall:

- (1) Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
- (2) Indicate the location and dimensions of landscaped areas, plant materials, decorative features, etc.
- (3) Identify all existing trees 10" DBH (Diameter Breast High).

4.2-5. *Landscaping requirements.* Required landscaping shall be provided as follows:

- (1) Along the outer perimeter of a lot or parcel, where required by the buffer area provisions of this Article to buffer and separate incompatible land uses. The amount specified shall be as prescribed by Section 4-1, Buffer Areas.
- (2) Within the interior, peninsula or island type landscaped areas shall be provided for any open vehicular use area containing 15 or more parking spaces. Landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide travel flow and directions. Elsewhere, landscaped areas shall be designed to soften and complement the building site and separate the building from the vehicular surface area, and the vehicle surface area from adjacent property.
- (3) At a minimum, interior lot landscaping shall be provided in the following amounts:

Use	% of Lot
Institutional	18%
Industrial/wholesale/storage	12%
Office	15%
Commercial-retail-service	10%
Multi-family Projects	25%

4.2-6. *Landscaped areas.*

- (1) All landscaped areas in or adjacent to parking areas shall be protected from vehicular damage by a raised concrete curb or an equivalent barrier of six inches in height. The barrier need not be continuous.
- (2) Landscaped areas must be at least 36 square feet in size.

4.2-7. *Required maintenance.* The maintenance of required landscaped areas shall be the responsibility of the property owner. All such areas shall be properly maintained so as to assure their survival and aesthetic value, and shall be provided with an irrigation system or a readily available water supply. Failure to monitor such areas is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.

Sec. 4.3. Tree protection.

4.3-1. *Purpose.* The purpose of this section is to protect and sustain the intrinsic value of trees and their ability to promote the public health, safety and general welfare, to lessen air pollution, to

increase air filtration, to reduce noise, heat and glare, to prevent soil erosion, to aid in surface drainage and minimize flooding, and to beautify and enhance the environment.

4.3-2. *Protected trees.* Any tree, except a pine tree, measuring 10" DBH (Diameter Breast High) shall constitute a "significant tree" for purposes of this section and shall be protected to the extent practical and feasible. To this end, no person, firm, organization, society, association or corporation, or any agent or representative thereof shall directly or indirectly destroy or remove any tree in violation of the terms of this section.

4.3-3. *Tree survey.* Prior to grading or clearing a lot or parcel for development and the issuance of a building permit, the developer/owner applicant shall have conducted a tree survey identifying the location of all significant trees. Said trees shall be shown on a survey plat and physically marked with brightly colored tape or other markings.

4.3-3. *Site design.*

The design of any land development project or subdivision shall take into consideration the location of all significant trees identified on the tree survey. Lot and site design shall minimize the need to fell such significant trees, of which no more than 25 percent may be removed to accommodate a proposed use or development.

The site design shall be presented on a site plan showing:

- (1) Existing location and size of all significant trees;
- (2) Trees to be removed;
- (3) Trees to be preserved;
- (4) Areas to be cleared; and
- (5) Areas for proposed structures and improvements.

Site plan approval by the Zoning Administrator shall be prerequisite to the issuance of a building permit.

4.3-4. *Tree protection and replacement.*

- (1) *Prior to Development.* Where a building permit has not been issued, the destruction of any significant tree, as defined by this Ordinance, without prior approval of the Zoning Administrator, which approval shall not be unreasonably withheld, shall be prohibited.
- (2) *During Development.* During development, a minimum protective zone, marked by barriers, shall be established (erected) at the "drip line" and maintained around all trees to be retained as required by this section. There shall be no construction, paving, grading, operation of equipment or vehicles, or storage materials within this protected zone.

4.3-5. *Exceptions.* Individually owned lots less than two acres in size.

4.3-6. *Significant trees removed without permits.* Where significant trees have been removed or where removal is necessitated at any time due to acts of negligence, or where sites were cleared of significant trees in violation of this section, replacement trees shall be planted in accordance with a replacement schedule approved by the Zoning Administrator, who shall specify the number, species, DBH, and location of replacement trees, using the following criteria:

-
- (1) Combined DBH of replacement trees is equal to or greater than the DBH of the tree removed;
or
 - (2) Individual replacement trees are of the largest transplantable DBH available.

Sec. 8.7. Nonconformities.

8.7-1. Continuation.

Nonconforming uses, buildings, or structures are declared by this Ordinance to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this Ordinance may be continued (Grand Fathered) even though such use, building, or structure does not conform with the provisions of this Ordinance.

8.7-2. Modification. A proposed change or modification of a nonconforming use shall be governed by the following:

1. ***Change of Nonconforming Use.*** If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:
 - a. Nonconformity of dimensional requirements such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and
 - b. The proposed change will have little discernable impact over the existing nonconforming use.
 - (1) If a change to a permitted use is proposed which is nonconforming only as to dimensional requirements such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.
 - (2) Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.
 - (3) Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.
2. ***Enlargement or Expansion of Nonconforming Use.*** Enlargement or expansion of a nonconforming building, use, or structure shall be permitted; provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements for the district within which it is located.
3. ***Repair or alteration of Nonconforming Use, Building, or Structure.*** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by Subsection 2 above.
4. ***Replacement of Nonconforming Use.***
 - a. A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 6 months of the time of the damage or destruction or forfeit the right of replacement.
 - b. Replacement, if initiated within 6 months of the time of damage or destruction, shall adhere to all applicable requirements of Table 2. Replacement of a nonconforming

mobile or manufactured home once removed from a lot or parcel shall be accomplished within 30 days of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of Section 3.4 of this Ordinance.

8.7-3. *Discontinuance.* No building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of six months, whether or not the equipment or fixtures are removed, shall again be used except in conformity with the regulations of the district in which such building or land is located.

8.7-4. *Existing lot of record.* Where the owner of a lot of record at the time of the adoption of this ordinance does not own sufficient land to meet the setback requirements of this Ordinance, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 20%. Setback reductions greater than 20% shall be referred to the Board of Zoning Appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this Ordinance.

Sec. 7.16. Fire hydrants.

Fire hydrants shall be installed where the available public water system is adequate to handle fire flow, as required by Section 7.14, Water Supply. Where provided, hydrants shall be spaced throughout the subdivision to maintain a 500' radius between hydrants. The location and spacing of hydrants shall be approved by the City Fire Chief.

Sec. 7.14. Water supply.

1. *DHEC Approval Required.* All developments and subdivisions shall be provided with water supplies and systems conforming to the requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (DHEC), and approved by said agency.
2. *When Required to Connect to Community System.* Subdivisions shall be required to connect to a public water supply system if public service is reasonably available within the following distances.

Size of Development	Distance
2 lots	400 feet
3—10 lots	1,000 feet
more than 10 lots	2,000 feet

3. *System Requirements.* The water supply system shall be adequate to handle domestic demand including fire flow, based on complete development.
4. *System Approval Required.* Improvement plans and specifications for all water supply systems for which the developer is responsible shall be submitted for approval with the Preliminary Plat.
5. *System To Include Fire Hydrants.* Fire hydrants shall be installed by the developer in accordance with Section 7.16.

MONTHLY REPORT

October 2025

Building Department



MONTHLY SUMMARY

A total of 12 permit applications were processed by the building department in October.

\$167,672.00 Projects Value submitted and approved in the month of October.

\$960.50 Total Building Fees collected for the month of October.

Commercial Applications

Building Permits 1

Residential Applications

Building Permits 10

Residential Demo 1

Commercial Demo 0

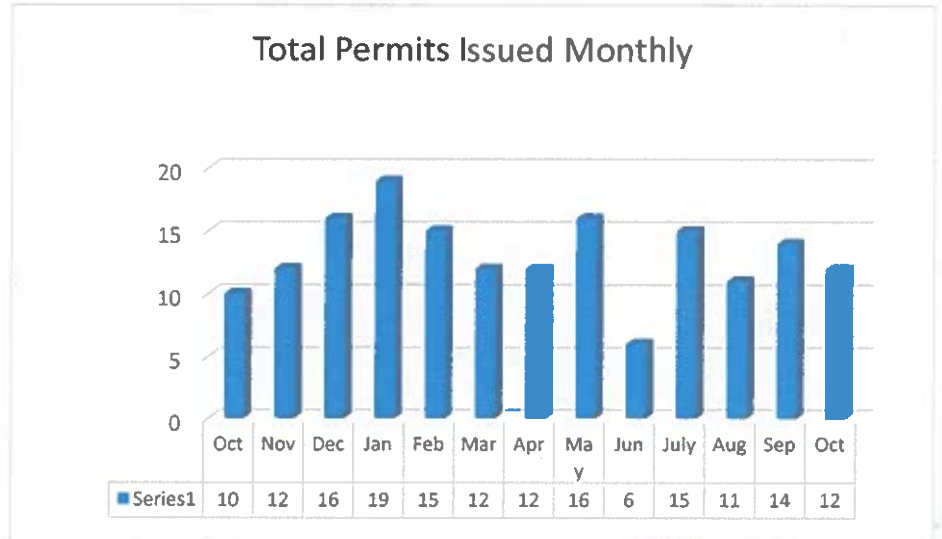
Mobile Home Park

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 completing permit process. (Near completion)
4. Two commercial renovations. (Ongoing)
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. Developing procedures to assist commercial property owners with promoting property development. (ongoing)
10. 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,



Improper construction work in key building systems such as **framing, electrical, HVAC, and plumbing** can create serious **health and safety hazards** for future occupants. Below is a detailed explanation of the key issues associated with each system:

1. Framing (Structural Work)

Framing is the structural skeleton of a building. Poor workmanship here can compromise the entire building's integrity.

Health & Safety Issues:

- **Structural Collapse:** Incorrect load-bearing walls, undersized beams, or poor connections can lead to sagging floors, cracked walls, or even total collapse.
 - **Fire Spread:** Improper fire blocking or missing fire stops in wall cavities allows flames and smoke to spread rapidly.
 - **Injury Risks:** Bowed or uneven walls and floors can lead to tripping hazards or cause fixtures (like cabinets or doors) to detach and fall.
 - **Water and Mold Damage:** Gaps or misaligned framing can allow moisture infiltration, leading to mold growth, which can cause respiratory problems.
-

2. Electrical Work

Electrical systems require precision to prevent fire and shock hazards. Improper installation is one of the most common causes of residential fires.

Health & Safety Issues:

- **Electrical Fires:** Overloaded circuits, loose wiring, or unprotected connections can overheat and ignite insulation or framing materials.
 - **Electric Shock or Electrocution:** Incorrect grounding, exposed wires, or improperly installed outlets can cause severe or fatal shocks.
 - **Power Outages or Equipment Damage:** Faulty wiring can damage appliances or cause frequent power surges, posing safety and cost risks.
 - **Code Violations:** Noncompliance with electrical codes (e.g., lack of GFCIs in bathrooms and kitchens) increases the risk of injury.
-

3. HVAC (Heating, Ventilation, and Air Conditioning)

The HVAC system regulates indoor air quality and temperature. Mistakes here can directly affect occupants' health.



Health & Safety Issues:

- **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.

October 2025



Administration

Attended class at FMU related to Marion County 250

Attended Marion County 250 Committee meetings.

October newsletter.

Wrote proclamation for Gapway Baptist Church's 250 Anniversary.

Building Maintenance

None

Gift Shop/donations

September donations and gift shop sales of \$223.

Publicity/Media/Outreach/Programs/Exhibits

Worked with YES Committee on Bacci initiative including daily social media updates.

Designed and printed banner for Yes Committee for Halloween.

Designed and printed signs for Police Department sponsors for the Trick or Treat event.

Printed banner for Mullins Chamber Pickleball Tournament.

Recorded and edited Podcast.

Printed exhibits for walking tours.

Attended Gapway Baptist Church's 250th Anniversary service.

Visitors

We had 181 visitors in October including 5 walking tours, a lecture at FMU for the Marion County 250.

Coming in November and beyond:

Christmas walking tour TBD.

Respectfully submitted,

Ronda Bain

Ronda Bain

