

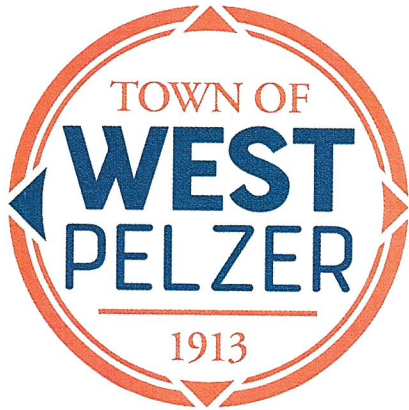
## COUNCIL MEETING AGENDA

Tuesday February 11, 2025

6:00pm

West Pelzer Municipal Center  
30 Main Street

- I. MOMENT OF SILENT PRAYER
- II. PLEDGE OF ALLEGIANCE
- III. CALL TO ORDER
- IV. APPROVAL OF MEETING MINUTES
  - a) *January 14, 2025, Council Meeting*
- V. PRESENTATIONS AND REPORTS
  - a) *Paula Payton - Clerk's & Admin Report*
  - b) *Chief Zachary Owen - Police Department Update*
  - c) *Jason White, CPA/PFS,CFP - Review of Annual Financial Statements & Independent Auditor's Report for the Year Ended June 30, 2024*
- VI. CITIZEN COMMENT (per Town Code, Sec. 2-56/sign up required/limit 3 minutes)
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
  - a) *Resolution No. 2025-0211 "Resolution to Appoint Members to the Board of Zoning Appeals for the Town of West Pelzer, South Carolina"*
  - b) *Discussion of Removal of Town Taxes for Qualifying Homestead Exemption Applicants*
    - a. *Resolution No. 2025-0211.1 "Resolution of Support to General Bill H. 3511 relating to Homestead Exemption"*
- IX. COUNCIL COMMENTS
- X. EXECUTIVE SESSION
  - a) *Legal/Contractual Matters (to be held at the O'Dell Community Building)*
- XI. ADJOURNMENT



## COUNCIL MEETING MINUTES

Tuesday February 11, 2025  
6:00pm  
West Pelzer Municipal Center  
30 Main Street

Those present: Mayor Jim Riddle, Council Members Jeff Lee, Thomas Scarfo, Tim Williams and Johnny Rogers; Town Clerk | Administrator Paula Payton, Town Attorney Carey Murphy and Chief Zachary Owen.

### MOMENT OF SILENT PRAYER

### PLEDGE OF ALLEGIANCE

CALL TO ORDER – Mayor Riddle at 6:03pm

APPROVAL OF MEETING MINUTES - January 14, 2025, Council Meeting  
Councilman Lee made a motion to approve, 2<sup>nd</sup> by Councilman Scarfo; all were in favor.

### PRESENTATIONS AND REPORTS

Paula Payton - Clerk's & Admin Report – see attached

Chief Zachary Owen – Police Department Update – see attached

Jason White, CPA/PFS, CFP – Review of Annual Financial Statements & Independent Auditor's Report for the Year Ended June 30, 2024 – full report can be viewed at [www.westpelzer.com](http://www.westpelzer.com)

### CITIZEN COMMENT (per Town Code, Sec. 2-56/sign up required/limit 3 minutes)

None

OLD BUSINESS - None

### NEW BUSINESS

Resolution No. 2025-0211 "Resolution to Appoint Members to the Board of Zoning Appeals for the Town of West Pelzer, South Carolina"  
Councilman Lee made a motion to appoint Scott Blaser and Jeff Turner to the Board of Appeals, 2<sup>nd</sup> by Councilman Scarfo; all were in favor.

#### *Discussion of Removal of Town Taxes for Qualifying Homestead Exemption Applicants*

Mayor Riddle explained that the tax increase implemented with the 24-25 budget year had been fully applied to the West Pelzer Police Department, which benefited all citizens. Paula Payton stated that she had spoken with County Auditor John Benca, as well as the Municipal Association and under current State Law the Town did not have the authority to abate Homestead taxes; however, during discussions we were made aware of proposed bill H.3511, which will increase the exemption amount from fifty thousand dollars to one hundred thousand dollars of the fair market value of the homestead.

Resolution No. 2025-0211.1 "Resolution of Support to General Bill H. 3511 relating to Homestead Exemption"  
Councilman Williams made a motion to approve, 2<sup>nd</sup> by Councilman Lee; all were in favor.

### COUNCIL COMMENTS

Councilman Williams – Questioned why a patrol car had been parked in the O'Dell Building parking lot for over a month? Chief Owen responded that the car had been involved in an accident and was waiting on repair; once repaired it was utilized as a spare. Recently it has been in service while an officers assigned car was in the shop. Councilman Williams – Questioned the change in the monthly reports? Payton responded that this was due to an upgrade to the AP/GL system, that had been in the works for months. Payton added that the report included all the same information as the old reports, just a little different format and hopefully easier to read. Councilman Williams asked about the changes in the Beautification & Maintenance line on the budget analysis? Payton responded that this was due to reimbursements from grant projects, and it extended over several months because all reimbursements were not received at the same time. Councilman Williams asked if a more detailed report could be given? Payton stated that the developer is still working on the system and more reports would be available for the budget workshop in March.

Councilman Scarfo – none

Councilman Lee – none

Councilman Rogers – none

Mayor Riddle – stated that there is a new business coming to Town on Monday February 17, 2025. “Birdies on Main” is an upscale consignment shop and will be located at 19B Main Street. The owner chose the name because West Pelzer is a bird sanctuary.

Mayor Riddle – reminded everyone that West Pelzer has proclaimed February as “Feed the Birds Month”.

### EXECUTIVE SESSION - *Legal/Contractual Matters (to be held at the O'Dell Community Building)*

At 6:42pm Mayor Riddle made a motion to close regular session and enter executive session, 2<sup>nd</sup> by Councilman Lee; all were in favor.

Councilman Lee left executive session at 7:19pm.

At 7:28pm Councilman Williams made a motion to close executive session and enter regular session, 2<sup>nd</sup> by Councilman Scarfo; all were in favor.

Mayor Riddle stated that no action was taken in executive session.

### ADJOURNMENT

At 7:28pm Councilman Scarfo made a motion to adjourn, 2<sup>nd</sup> by Mayor Riddle; all were in favor.

Minutes prepared by:

*Paula H. Payton, MMC, ABL*

Town Clerk | Administrator



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**#gowest**

[www.westpelzer.com](http://www.westpelzer.com)

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To: Mayor Riddle and Council

From: Paula H. Payton, MMC, ABL

Subject: Administration Report

Date: February 2025

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*The following are updates and information related to activities in the Town of West Pelzer and/or upcoming events. Please contact me with any questions that you may have related to these items. [ppayton@westpelzer.com](mailto:ppayton@westpelzer.com) or 864-947-6297 ext. 101*

#### **O'Dell Community & Entrepreneur Center**

- Co-Work Space open every Tuesday, Wednesday and Thursday from 9am-3pm
- **The Senior Place – Meals on Wheels**
  - Food & activities are provided every Monday & Friday; 10am-2pm
  - Free; donations accepted

#### **Updates, Announcements & Events**

- **Updates**
  - Per Resolution No. 2024-1210.1 additional signage has been installed to help identify three dead-end roads located within West Pelzer; (1) Spring Street (2) Evans Street (3) Dianne Ave
  - Greenville Water representatives will be at our March 11<sup>th</sup> meeting to give an update on the water system
- **Announcements**
  - We will begin the 2025-2026 budget planning process this month; a workshop will be scheduled for Council in March

- **Events**

- ReWa Ribbon Cutting Ceremony for Pelzer & West Pelzer Infrastructure Improvement Project – February 21<sup>st</sup> at 10am (Pelzer Gym – Lebbby Street)
- Coffee with the Mayor - February 22<sup>nd</sup> from 9-10am (O’Dell Community Building)

**Finance**

- January 2025 Budget

- |                   |                     |   |                     |
|-------------------|---------------------|---|---------------------|
| ○ General Fund    | Income \$213,509.10 | ~ | Expense \$47,186.03 |
| ○ Hospitality Tax | Income \$9,789.37   | ~ | Expense \$2,750.47  |



**WEST PELZER POLICE DEPARTMENT  
30 MAIN STREET  
WEST PELZER, SOUTH CAROLINA 29669**

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To: Mayor Riddle & Council  
From: Chief Zachary Owen  
Subject: Police Department Report  
Date: February 2025

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*The following is statical data related to activities of the West Pelzer Police Department.  
Please contact me with any questions or concerns:*

[zowen@westpelzer.com](mailto:zowen@westpelzer.com)

864-947-6297 ext. 103

**October 2024 Statistics**

• <b>Calls for Service</b>	<b>177</b>
• <b>Traffic Stops</b>	<b>32</b>
• <b>Tickets</b>	<b>28</b>
• <b>Warnings</b>	<b>14</b>
• <b>Reports</b>	<b>16</b>
• <b>Citizen Contacts</b>	<b>242</b>

# RESOLUTION NO. 2025-0211

## RESOLUTION TO APPOINT MEMBERS TO THE BOARD OF ZONING APPEALS FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA

**WHEREAS**, the Town of West Pelzer is authorized by the Town Code of Ordinances and South Carolina Local Government, and authorizes as the Mayor and Town Council deem necessary; and

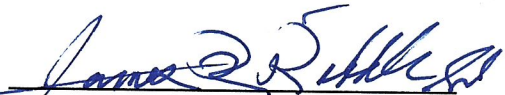
**WHEREAS**, the Commissions have terms as required by ordinance; and

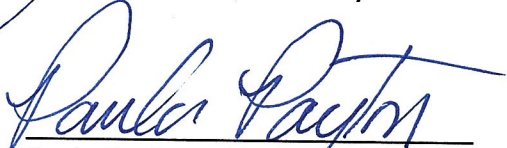
**WHEREAS**, following requests for nominations, the nominations presented meet all requirements set forth by ordinance; and

**WHEREAS**, the Mayor of the Town of West Pelzer is authorized to appoint members to commissions, subject to approval by the Council of the Town of West Pelzer.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of West Pelzer that the Town formally appoints Scott Blaser and Jeff Turner to the Town Board of Zoning Appeals for terms as set by Town Code of Ordinances.

Resolution declared and adopted on February 11, 2025.

  
James R. Riddle, Sr. - Mayor

  
Paula Payton - Town Clerk

## Resolution No. 2025-0211.1

### **“A Resolution of Support to Proposed General Bill H.3511 relating to Homestead Exemption”**

**WHEREAS**, Proposed General Bill H. 3511 was introduced in the House on January 14, 2025; and

**WHEREAS**, Proposed General Bill H. 3511 would amend the South Carolina Code of Laws by amending Section 12-37-250, relating to the Homestead Property Tax Exemption allowed for persons who are over the age of sixty-five years, disabled, or legally blind, so as to increase the exemption amount from the first fifty thousand dollars to the first one hundred thousand dollars of the fair market value of the homestead; and by repealing Section 12-37-245 relating to an obsolete reference to the Homestead Exemption; and

**WHEREAS**, this amendment would exempt one hundred thousand dollars of the fair market value of the dwelling place of a person from county, municipal, school and special assessment real estate property taxes; and

**WHEREAS**, this would positively impact West Pelzer Homestead taxpayers and reduce all aspects of their annual property tax bill;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Town of West Pelzer that the Town formally supports Proposed General Bill H. 3511 to increase the allowed exemption amount for taxpayers on Homestead Exemption.

**BE IT FURTHER RESOLVED**, that we urge our State legislators to support Proposed General Bill H. 3511 and that it would take effect upon approval by the Governor and first apply to property tax years beginning after 2024.

Resolution declared and adopted on February 11, 2025.

  
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James R. Riddle, Sr. – Mayor

  
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Paula H. Payton – Town Clerk