



TOWN COUNCIL MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

May 19, 2026 @ 6:00 PM

Live streaming will be available from our YouTube channel at:
<https://www.youtube.com/c/TownofIrmo>

AGENDA

- I. Public Hearing
 - A. To hear comments on **ORDINANCE 26-10**, and ordinance to adopt the operating and capital budget of the Town of Irmo, FY 2026/2027. This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000.
- II. Call to Order
- III. Pledge of Allegiance
 - A. Pledge of Allegiance led by Chief Petty Officer Ryan Daniels, U.S. Navy (Ret.)
- IV. Invocation
- V. Approval of the Agenda
- VI. Reading of the Minutes
 - A. April 21, 2026 Town Council Minutes
 - B. May 5, 2026 Town Council Workshop Minutes
- VII. Report of Standing
 - A. Administrative Briefing
 - B. New In-town Businesses:

- To the Point Body Piercing, 7532 Woodrow Street
- Irmo Liquor, 1174 Lake Murray Boulevard
- Flex Supergym, 7592 Woodrow Street
- Nail Bliss of Columbia, 2746 N. Lake Drive, Unit 102
- Construction Laser dba Terrawise Solutions, 7453 Irmo Drive, Ste B
- Selah & Co. Salon (Salon by JC), 8090 Irmo Drive, Ste 23

VIII. Consideration of Communications

- A. Recognition of the Employee of the Quarter
- B. Recognition of the 2026 Lexington Health Irmo Okra Strut Scholarship Recipient
- C. A proclamation recognizing May as Mental Health Awareness Month
- D. A proclamation recognizing May as Lupus Awareness Month
- E. Community Connections
 - Sewing & Needlecraft Club
 - End of Year School Bash
 - Mental Health Awareness Family Fun Day
 - Annual Juneteenth Celebration
 - D5 Foundation Gala

IX. Presentation by Citizens (Agenda Items Only)

X. Unfinished Business

- A. **SECOND AND FINAL READING OF ORDINANCE 26-10** to adopt operating and capital budgets for FY 2026/2027 (Staff). This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000 for FY 26/27.

XI. New Business

- A. **FIRST READING OF ORDINANCE 26-11**, an ordinance to rezone 6.07 acres of real property located at 7949 Broad River Road, TMS R04006-02-25, from CG, General Commercial, to CG, General Commercial with Conditions, and to amend the official zoning map of the Town of Irmo to so reflect (Planning Commission). This would allow the construction of a new 42,000 sf storage building as well as expansion into the existing buildings while requiring site improvements and landscaping.
- B. **FIRST READING OF ORDINANCE 26-12**, an ordinance to rezone 67.35

acres of real property located at or near 1424 Shady Grove Road, TMS R03300-03-02, -37, and -44, from GC, General Commercial with Conditions, to RN, Negotiated Residential, and to amend the official zoning map of the Town of Irmo to so reflect (Planning Commission). This would allow the construction of 200 apartment units, 90 senior duplex units, and 40 single family detached units on the property.

- C. **FIRST READING OF ORDINANCE 26-13**, amendments to Conditional Uses for Home Occupations, Sec. 2-3.7 of the Irmo Zoning Ordinance (Ward). This ordinance would clarify allowable and prohibited home occupations and broaden the use of home occupations into accessory buildings on residential lots.
 - D. **RESOLUTION 26-06**, a resolution to approve expenditures of revenues generated from the accommodations tax (Accommodations Tax Advisory Committee). This would allocate an estimated \$81,900 to seven different organizations which applied for Accommodations Tax funding for FY27.
 - E. Consideration of a contract renewal with MPA Strategies for PIO services (Staff)
 - F. Consideration of a contract renewal with CC&I for building inspection services (Staff)
 - G. Consideration of a contract with Asset Technology Group to serve as the Town of Irmo Information Technology vendor (Staff). This is a three-year contract with two optional two-year extensions.
 - H. Consideration of a contract with the County of Lexington to assign Ed Lewis as primary Municipal Judge and Gary Morgan as backup Municipal Judge (Staff). This contract will provide backup judges to Judge Rebecca Adams at an annual cost of \$5,000 to the County of Lexington.
 - I. Ratification of a contract for a temporary, part-time Human Resources Contractor (Staff).
- XII. Presentation by Citizens
- XIII. Discussion
- XIV. Executive Session
- Town Council may act on items discussed in the executive session after returning from the executive session.
- A. Executive Session pursuant to §30-4-70(a)(2) for receipt of legal advice regarding matters covered by attorney-client privilege concerning a complaint against Council
- XV. Possible Action in Follow-up to Executive Session

- A. Possible Action relating to the claims or potential claims discussed in executive session, as appropriate and as permitted by law

XVI. Adjournment

FOIA Notice: In accordance with the S.C. Freedom of Information Act, the time, date, place, and agenda of this meeting was posted on the bulletin board at Town Hall, on the public website, and notice was forwarded to all news media and individuals requesting notification

ADA Notice: The Town of Irmo complies with the Americans with Disabilities Act. For meeting accommodations, call (803) 781-7050 during normal business hours and ask for the Deputy Town Administrator or Municipal Clerk.

To speak during Presentation by Citizens, members of the public must either contact the Municipal Clerk before 3:00 pm the day of the meeting at (803) 781-7050 or lhancock@townofirmosc.com, or fill out the sign-in sheet in the foyer of the Municipal Building just prior to the meeting.



**TOWN OF IRMO
REGULAR COUNCIL MEETING
April 21, 2026**

The Irmo Town Council held a regular meeting on Tuesday, April 21, 2026, in the Municipal Building. In attendance were Mayor Bill Danielson, Mayor Pro-Tem Dr. Barbara Waldman, Councilmember Phyllis Coleman, Councilmember Gabriel Penfield and Councilmember Michael Ward. Others present were Mr. Jim Crosland, Town Administrator; Mr. Doug Polen, Deputy Town Administrator; Police Chief Bobby Dale; Mrs. Danielle McNaughton, Communications and Events Director; Ms. Lisa Hancock, Finance Director & Municipal Clerk; and Mr. William Edwards, Town Attorney.

The agenda was published and posted on Friday, April 17, 2026, to meet FOIA requirements.

PUBLIC HEARING

CALL TO ORDER

Mayor Danielson called the public hearing to order at 6:00 p.m.

- A. To receive comment on **ORDINANCE 26-08**, which would annex 0.44 acres of land into the Town of Irmo with a zoning of GC, General Commercial. The parcel, TMS R-04004-01-02, is located at 200 Ministry Drive.

- B. To receive comment on **ORDINANCE 26-09**, which would annex 21.78 acres of land into the Town of Irmo. The parcels, TMS R03206-01-11 & -12, are located on Dreher Shoals Road north of Leamington Way. Parcel R03206-01-11 is requesting a zoning of FA, Fringe Agricultural, and parcel R03206-01-12 is requesting RS, Single Family Residential zoning.

No individuals wished to speak; therefore, the mayor closed the public hearing.

REGULAR MEETING

CALL TO ORDER

Mayor Danielson called the regular meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Captain Matthew Jenkins, USMC – Retired. The Mayor asked Police Chief Bobby Dale to present the veterans flag to Captain Jenkins.

INVOCATION

Mayor Danielson asked Mr. Ward to give the Invocation.

APPROVAL OF THE AGENDA

Dr. Waldman made a motion to approve the agenda. Mr. Ward seconded the motion and the vote for approval was unanimous.

4/21/2026

Council Meeting Minutes

APPROVAL OF THE MINUTES:

A. Dr. Waldman made a motion to approve March 24, 2026, Town Council Special Meeting Minutes and Mr. Penfield seconded it. The vote for approval was unanimous.

B. Dr. Waldman made a motion to approve March 24, 2026, Town Council Minutes and Mr. Ward seconded it. Dr. Walman made a motion to amend the minutes of the March 24th, 2026 Town Council meeting with the following corrections: under unfinished business item A, the voting record for Ordinance 26-04 was five to zero; and under new business item A, the voting record for Ordinance 26-05 was four to one with Councilman Penfield voting against. The Mayor seconded the motion and the vote for approval was unanimous. The original motion as amended was voted upon, and approved unanimously.

C. Dr. Waldman made a motion to approve April 7, 2026, Town Council Workshop Minutes and Ms. Coleman seconded it. The vote for approval was unanimous.

REPORT OF STANDING:

- A. Administrative Briefing – Mr. Jim Crosland, Town Administrator had the following updates:
1. We have the A-Tax meeting coming up on May 4th at 6:00 to make recommendations to Council for disbursements of state funds.
 2. RFQ Updates:
 - a) Proposal for IT services closes this Friday. We have nine so far.
 - b) We just issued proposal for banking services last week.
 - c) And for general contractors today. That's so we'll have a pick of a few contractors on call that can do smaller projects.
 3. We're continuing to work on Rawls Creek Park - the basketball court is finished and we are now installing a water fountain and extending some fencing to the court.
 4. The fountain donated from Lexington Health will be installed at Moore Park by the amphitheater within the next two weeks.
 5. We have agreements ready to present at the next work session. Those include MPA Strategies and CC&I.
 6. We are preparing to update a few projects at Town Hall that include resealing and striping of the parking lot; replacing the lighting; and renovating the Municipal Complex.
 7. Once we select our new general contractor, we will get an estimate to connect the bridge to Union United Methodist Church in the back of More Park. We anticipate having that finished prior to the Okra Strut festival.
 8. The revisions to the employee handbook has been completed. We'll discuss at council's May work session.
 9. We moved the vacant public works position to the police department temporarily. This position will be assigned as the accreditation manager. The primary goal is to be state accredited within one year and then immediately go after our national accreditation.
 10. Staff met with Lexipol earlier today about grants for the amphitheater stage and seating expansion and safe streets grant for Lake Murray Boulevard.
 11. We are still working on our wayfinding sign project.
 12. New Town Hall update: we have made recommendation plan corrections from USDA. Dave Deweiler will submit those for view by the end of the week and we're moving forward.

13. The Speed and Beauty is officially booked for April 18th, 2027.

B. New In-town Businesses presented by Councilmember Coleman:

- Chipotle Mexican Grill, 1069 Dutch Fork Road
- Rocket Pediatric Therapy, 1036 Kinley Rd, Suite B
- Imprint Esthetics, 7777 St. Andrews Rd, Suite Q
- Skhnfrnd, 10071 Broad River Road
- Dutch Bros Coffee, 1511 Lake Murray Blvd
- Lake Murray Pretzel Company, 7971 N. Woodrow St, Suite 10
- Hair Transformation, 8090 Irmo Drive, Suite 29

CONSIDERATION OF COMMUNICATIONS:

A. Introduction of Charlize Collins as Miss Irmo Teen 2026. Charli Collins is a sophomore at Gray Collegiate Academy, and her community service initiative is Open M.I.C. (Mental Health, Inclusion, and Creativity), advocating mental wellness in the community with an emphasis on the arts and artists.

B. Presentation by Bradley Reynolds, SCDOT, Carolina Crossroads Project Director. Mr. Reynolds stated Phase 4 & 5 is the reconstruction of I-26 / Harbison Blvd. and I-26/Broad River Road interchanges. This will widen I-26 and relocate frontage roads and utilities. The anticipated construction February 2027.

C. School Showcase: Dutch Fork Elementary School Academy of Environmental Sciences, presented by Principal Rebecca Dilley.

D. Community Connections:

- Sewing and Needlecraft Club – at Friars Gate Park in May
- Irmo Town Limits Free Concerts – at Moore Park on 4/24, 5/1 and 5/8
- Art Under the Oaks – at 7336 Woodrow Street on April 25
- Yard Sale & Bake Sale – at Macedonia Baptist Church on April 25
- Irmo International Festival – at Moore Park on April 26
- Shower of Hope Community Resource Expo – at Union Family Ministry Center on May 2
- Mindful Triathlon – at Crooked Creek Park on May 2
- National Day of Prayer – at Moore Park on May 7
- Festival at the Friars' Gate – at Moore Park on May 16 & 17
- Juneteenth – at Moore Park on June 19

PRESENTATIONS BY CITIZENS (Agenda Items Only):

1. Karen Campbell spoke about Rawl's Creek Park maintenance, particularly drainage at the creek.

UNFINISHED BUSINESS:

A. SECOND AND FINAL READING OF ORDINANCE 26-05 to amend Chapter 33 of the Municipal Code and establish a local accommodations tax (Staff). This would establish a 3% local accommodations tax with all revenues going to tourism-related expenses.

Dr. Waldman made a motion to approve, and Mr. Ward seconded it.

Mr. Crosland stated this is not a tax on local residents, but on others who stay at our local hotels.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

B. SECOND AND FINAL READING OF ORDINANCE 26-08, an application to annex 0.44 acres of land into the Town of Irmo (Planning Commission). The parcel, TMS R04004-01-02, is located at 200 Ministry Drive. The applicant is requesting a zoning of GC, General Commercial.

Mr. Ward made a motion to approve, and Dr. Waldman seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

C. SECOND AND FINAL READING OF ORDINANCE 26-09, an application to annex 21.78 acres of land into the Town of Irmo (Planning Commission). The parcels, TMS R03206-01-11 & -12, are located on Dreher Shoals Road north of Leamington Way. Parcel R03206-01-11 is requesting a zoning of FA, Fringe Agricultural, and parcel R03206-01-12 is requesting RS, Single Family Residential zoning.

Mr. Ward made a motion to approve, and Dr. Waldman seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

NEW BUSINESS:

A. FIRST READING OF ORDINANCE 26-10 to adopt operating and capital budgets for FY 2026/2027 (Staff). This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000 for FY 26/27

Dr. Waldman made a motion to approve, and Ms. Coleman seconded it.

Mr. Crosland stated the budget includes \$1.9 million that the Town is receiving from the USDA. The original budget would be \$11.125 million and that's a \$400,000 increase from last fiscal year. Those include capital items, CPI increase for sanitation, staff increases, software, and the on-going scanning project to name a few.

Mr. Penfield referenced page 65, stating that the legislative section under miscellaneous has \$130,000 in benevolence. Mr. Penfield asked Mr. Crosland if the Town could implement a policy for benevolence to allow more non-profits to benefit from these funds going forward.

Mr. Crosland stated it could be discussed during a Council work session.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

B. APPROVAL OF RESOLUTION 26-05, Fund Balance Policy (Staff). This ordinance sets a target reserve of four months of operating expenditures in the General Fund.

Dr. Waldman made a motion to approve, and Ms. Coleman seconded it.

Mr. Crosland stated this resolution is to establish a healthy fund balance.

The Mayor asked what an estimate of 4 months would be. Mr. Crosland stated it's around 4 million dollars.

Ms. Coleman stated it is a good idea for the Town to practice sound fiscal management especially for a town that's growing.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

C APPROVAL of a Memorandum of Understanding with Union United Methodist Church (Staff). This MOU will allow for the creation of a shared walkway and bridge connecting Union UMC with Moore Park.

Mr. Ward made a motion to approve, and Dr. Waldman seconded it.

The Mayor stated this would be a 6 to 8 foot wide path from their parking through the woods, over the creek and into Moore Park so we have additional access to parking.

Dr. Waldman wanted to clarification that Council is approving the MOU and not a specific dollar amount at this time. Mr. Crosland stated the dollar amount is allotted in the budget however the final costs will be brought back for Council's approval.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

D. Agreement with SCDOT concerning the Carolian Crossroads Project (Staff).

Mr. Ward made a motion to approve, and Dr. Waldman seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

E. **Acceptance of a Quote** to repair, seal, and stripe the Town Hall parking lot (Staff). Three quotes have been received. The lowest quote was \$9,585 from Pothole Heroes. Dr. Waldman made a motion to approve, and Mr. Ward seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

PRESENTATION BY CITIZENS:

1. Julie Zimmerman asked the Town to approve her to install a blessing box at Rawls Creek Park. This would help those in need.

The Mayor stated this sounds like a great idea and to get with staff.

DISCUSSION: None

EXECUTIVE SESSION:

Town Council may act on items discussed in the executive session after returning from the executive session.

- A. Executive Session pursuant to §30-4-70(a)(2) for receipt of legal advice regarding a private roadway and associated utility improvements.

Dr. Waldman made a motion to go into executive session at 7:06 p.m. and Ms. Coleman seconded the motion. The motion was approved unanimously.

Mr. Ward made a motion to come out of executive session at 7:28 p.m. and Mr. Penfield seconded the motion. The motion was approved unanimously.

The Mayor stated no votes were taken and no decisions were made while in executive session.

ADJOURNMENT: There being no further business, Mr. Ward made a motion to adjourn, and Mr. Penfield seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 7:29 p.m.

William O. Danielson, Mayor

ATTEST:

Lisa Hancock, Municipal Clerk



**TOWN OF IRMO
COUNCIL WORKSHOP
May 5, 2026**

The Irmo Town Council held a Workshop on Tuesday, May 5, 2026, in the Municipal Building. In attendance were Mayor Pro-Tem Dr. Barb Waldman, Councilwoman Phyllis Coleman, Councilman Gabriel Penfield and Councilman Mike Ward. Others present were Mr. Jim Crosland, Town Administrator; Mr. Doug Polen, Deputy Town Administrator; Mr. Bobby Dale, Police Chief; and Will Edwards, Town Attorney.

The agenda was published and posted on May 1, 2026, to meet FOIA requirements.

CALL TO ORDER:

Mayor Pro-Tem Dr. Barb Waldman called the workshop to order at 6:00 p.m.

DISCUSSION ITEMS:

A. Discussion concerning updates to the Employee Manual (Staff)

Mr. Crosland asked to table this discussion item until the Town has a full-time HR Manager. Dr. Waldman made a motion to table the discussion item and Mr. Ward seconded it. The vote was approved unanimously.

B. Discussion concerning updates to Sec. 2-3.7 of the Zoning Ordinance, Conditional Uses for Home Occupations (Councilman Ward)

Mr. Ward would like to have the zoning ordinance updated to include some home occupations.

Mr. Polen stated he would re-write the ordinance and present to Council.

C. Discussion concerning upcoming rezoning requests (Staff):

Mr. Polen stated the following three rezoning requests will be going to Planning Commission and then presented to Council.

- Columbiana Drive, TMS R03911-05-25, 270 unit apartment complex – Mr. Polen stated this is 30% workforce housing based on income and supported by Richland County tax credits.
- Shady Grove Road, TMS R03300-03-37, 200 apartment units and +/- 70 additional single family residential – Mr. Polen stated that will all be workforce housing that is on a sliding scale based on income, 90 units (duplexes) for senior living (income restricted, below market value) and possibly 40 single family homes at market value.

- 7949 Broad River Road (Prime Space Storage), TMS R04006-02-25, rezoning to allow additional storage facilities on the property – Mr. Polen stated the owner wants to add storage facility.

D. Discussion concerning a contract renewal with MPA Strategies for PIO services (Staff)

Mr. Crosland stated Ashley Hunter with MPA Strategies has done a fantastic job and would like to renew the contract. This will be presented to Council.

Mr. Ward requested to see an overview of work completed. Mr. Crosland stated that Ashley will provide the overview.

E. Discussion concerning a contract renewal with CC&I for building inspection services (Staff).

Mr. Crosland stated that the Town is currently receiving 25% of CC&I permit revenues. CC&I are increasing their fees and the Town will receive 30% of the revenues in the new agreement. CC&I will also install a kiosk in the lobby at Town Hall for permits. Mr. Crosland said this will go before Council.

OPEN DISCUSSION:

1. Mr. Penfield asked when the Citizens Academy will begin. Mr. Crosland stated classes will start next spring and will be professionally done.
2. Mr. Penfield asked if there would be a committee for the local accommodations tax. Mr. Crosland the Town does not need a committee for the local A-tax.
3. Penfield would like a follow up on the camera contracts.
4. Ms. Coleman asked when the Jazz festival will be. Mr. Crosland stated this fall.

ADJOURNMENT: Mr. Ward made a motion to adjourn the workshop, seconded by Mr. Penfield. The motion was approved unanimously, and the workshop was adjourned at 6:45 p.m.

Dr. Barbara Waldman, Mayor Pro-Tem

ATTEST:

Lisa Hancock, Municipal Clerk



PROCLAMATION
Mental Health Awareness Month – May 2026

WHEREAS, the Town of Irmo recognizes that mental health is essential to the overall well-being of individuals, families, and the community; and

WHEREAS, May is recognized nationally as Mental Health Awareness Month, a time dedicated to increasing awareness, reducing stigma, and promoting access to resources and support for those experiencing mental health challenges; and

WHEREAS, according to the World Health Organization, approximately one in seven adolescents ages 10 to 19 experiences a mental health disorder, with depression, anxiety, and behavioral disorders among the leading causes of illness and disability in this age group; and

WHEREAS, suicide is the third leading cause of death among individuals aged 15 to 29, highlighting the urgent need for awareness, early intervention, and access to care; and

WHEREAS, youth experiencing mental health challenges are more vulnerable to social exclusion, isolation, discrimination, and stigma, which may discourage them from seeking help and can contribute to educational difficulties, risk-taking behaviors, and poor physical health; and

WHEREAS, failing to recognize and address mental health conditions during adolescence can result in long-term impacts on both mental and physical health, limiting opportunities for individuals to lead healthy and fulfilling lives; and

WHEREAS, schools, parents, community leaders, and peers all play a vital role in supporting youth mental health and fostering a safe, inclusive, and supportive environment for all;

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Town Council of the Town of Irmo, South Carolina, do hereby recognize **May 2026 as Mental Health Awareness Month** in the Town of Irmo, and encourage all residents to increase their awareness of mental health, support those in need, and help reduce the stigma associated with mental health conditions.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Irmo, South Carolina, to be affixed this 19th day of May, 2026.

William O. Danielson, Mayor



PROCLAMATION
Lupus Awareness Month – May 2026

WHEREAS, lupus is a chronic autoimmune disease that can cause inflammation, pain, and damage to any part of the body, affecting millions of people worldwide; and

WHEREAS, lupus disproportionately impacts women of color, particularly Black women, who are three times more likely to develop the disease and experience more severe symptoms; and

WHEREAS, the month of May is recognized nationally as Lupus Awareness Month to educate, support, and encourage those living with lupus and to promote earlier diagnosis, treatment, and research; and

WHEREAS, community awareness and advocacy are vital in improving access to care and resources for individuals and families affected by lupus; and

WHEREAS, Mesha McLean, the founder of the Fight of the Butterfly movement, has worked to raise awareness, advocate for and empower lupus warriors, and promote understanding of chronic illness throughout the Southeastern United States; and

WHEREAS, the Town of Irmo acknowledges the courage, strength, and perseverance of lupus warriors, caregivers, and advocates who continue to fight for visibility, understanding, and better healthcare outcomes;

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Town Council of the Town of Irmo, South Carolina, do hereby recognize May 2026 as

Lupus Awareness Month

in the Town of Irmo, South Carolina and encourage all citizens to learn more about lupus, support those impacted, and join the Fight of the Butterfly movement in efforts to increase awareness and find a cure.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Irmo, South Carolina, to be affixed this 19th day of May 2026.

William O. Danielson, Mayor



Staff Report

SECOND AND FINAL READING OF ORDINANCE 26-10 to adopt operating and capital budgets for FY 2026/2027 (Staff). This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000 for FY 26/27.

DATES: May 19, 2026
TO: Town Council
FROM: Jim Crosland, Town Administrator
SUBJECT: FY26-27 Budget
ACTION Discussion
REQUESTED:

Background

Analysis

This budget totals \$13,025,193, a 21%, \$2.3 million increase over the current year. \$1.9 million of that increase is the USDA Town Hall Grant. Additionally, the Okra Strut budget of \$184,000 is attached.

Capital Projects included in this budget include:

- Town Hall
- New Finance Software (\$80,000)
- Union UMC Bridge & Trail (\$102,779)
- Ongoing Scanning Project (\$40,000)

Staff Findings

Staff recommends **APPROVAL** of the FY2026/2027 general fund budget in the amount of \$13,025,193 and the Okra Strut budget in the amount of \$184,000.

Attachments

1. Ord 26-10 - FY2026-27 Budget
2. BUDGET FY26-27 - FINAL BUDGET

AN ORDINANCE TO ADOPT THE OPERATING AND CAPITAL BUDGETS FOR FY 2026/2027

WHEREAS, the Town Council of the Town of Irmo, South Carolina, in Council duly and lawfully assembled and by the authority thereof enacts this Ordinance to comply with the laws of the State of South Carolina

WHEREAS, as part of this Ordinance, the Council also wishes to adopt and establish a Master Fee Schedule for certain fees and charges for town services, along with amounts for existing fees.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled, that budgets for the fiscal year commencing July 1, 202, through June 30, 2027, in amounts below are hereby established:

REVENUES			
I. General Fund			
	Operating Revenue		
	General Revenues	\$	11,347,943
	Santation	\$	1,677,250
	Total Operating Revenues	\$	13,025,193
II. Proprietary Fund			
	Okra Strut	\$	184,000
	Total Operating Revenues of all funds	\$	13,209,193

EXPENDITURES			
I. General Fund			
	Operating Expenditures		
	Legislative Department	\$	235,977
	Administrative Department	\$	1,300,909
	Court Department	\$	375,858
	Public Works Department	\$	1,072,397
	Non-Departmental	\$	4,112,609
	Sanitation	\$	1,650,000
	Public Safety Department	\$	4,222,444
	Confiscated Funds	\$	5,000
	Tranfer Out - Okra Strut	\$	50,000
	Total Operating Expenditures	\$	13,025,193
II. Proprietary Fund			
	Okra Strut	\$	184,000
	Total Operating Expenditures of all funds	\$	13,209,193

Section 1. The tax levy for the fiscal year 2026/2027 shall be 0 millage.

Section 2. The Town Administrator shall administer the budget and, in doing so and to achieve the goals of this Budget, may among other things, do the following:

- a. Transfer appropriated funds within and between departments and funds as necessary.
- b. Implement controls by fund appropriation.

- Section 3.** Department Heads may transfer from one line item to another up to \$1,500 with approval from the Town Administrator. Amounts over \$5,000 require Town Council approval.
- Section 4.** All transfers between departments and in/out of personnel must be approved by the Town Administrator and the Town Council.
- Section 5.** Expenditures approved by Council shall automatically carry amendments to fund appropriations where necessary.
- Section 6.** All authorized purchase orders issued prior to July 1st encumber funds to be expended in the following fiscal year.
- Section 7.** The billing dates, the penalty dates, and the amount of penalty which shall be levied for delinquent taxes shall be the same as those established by Richland and Lexington counties, respectively, and pursuant to State Law.
- Section 8.** As part of this Budget, the Council hereby establishes and adopts certain fees and charges, as identified, and sets out proposed fees and charges in the attached exhibits to this Ordinance. The attached Master Fee Schedule is hereby incorporated into and adopted as part of this Ordinance. All fees set out therein or adopted shall continue in effect from year to year until revised or modified by subsequent Council action.
- Section 9.** If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

DONE IN MEETING DULY ASSEMBLED, this Ordinance shall become effective July 1, 2026, after Second and Final Reading by Council.

PASSED AND ADOPTED this 19th day of May, 2026

William O. Danielson, Mayor

ATTEST:

Lisa Hancock, Municipal Clerk

1st Reading: April 21, 2026

2nd Reading: May 19, 2026

Public Hearing: May 19, 2026

2026-2027 DRAFT BUDGET

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
	Actual	Actual	Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
Revenues									
Taxes	3,622,424	3,982,907	4,179,214	2,741,054	4,096,000	2,281,649	56%	3,422,474	4,400,000
Grants	7,684	139,982	121,549	875,138	-	42,990	0%	39,964	1,900,000
Licenses / Fees / Penalties	4,125,128	3,950,737	4,738,339	5,049,266	4,280,975	384,493	9%	576,739	4,299,144
Fines & Forfeitures	87,833	263,748	274,796	165,151	127,000	44,426	35%	66,639	115,000
Interest	12,877	183,018	291,637	392,782	111,299	275,014	247%	412,521	120,000
Miscellaneous	2,984,375	600,110	592,272	687,243	482,151	312,825	65%	469,237	513,799
Sanitation Collection	1,374,247	1,420,299	1,400,011	1,643,730	1,607,948	1,174,166	73%	1,761,249	1,677,250
	12,214,568	10,540,801	11,597,818	11,554,364	10,705,373	4,515,563	42%	6,748,823	13,025,193
Legislative									
Personnel	47,791	48,255	48,441	48,301	48,650	32,953	68%	49,429	76,466
Office Expense	-	-	586	76	500	163	33%	245	500
Supplies & Equipment	-	-	-	-	-	289	0%	434	500
Travel/Memberships	11,812	5,699	7,434	8,745	14,000	13,566	97%	17,192	27,500
Miscellaneous	1,126	1,161	1,018	851	800	130,860	16357%	860	131,011
	60,729	55,115	57,478	57,973	63,950	177,831	278%	68,159	235,977
Administration									
Personnel	669,419	661,479	720,918	978,978	997,318	639,500	64%	959,250	1,169,073
Office Expense	25,786	23,663	26,836	37,903	35,500	17,149	48%	25,724	40,500
Materials/Supplies	-	-	-	1,783	2,000	2,251	113%	3,377	4,500
Professional Fees	10,506	10,132	7,757	6,294	8,500	2,380	28%	3,570	10,000
Travel/Memberships	14,599	13,988	16,847	11,545	16,000	19,012	119%	5,344	29,000
Utilities	14,883	12,914	18,588	18,701	18,000	11,945	66%	17,918	19,500
Maintenance / Repair	3,475	7,272	7,357	8,585	10,500	1,510	14%	2,264	10,000
Capital	-	-	-	-	-	53,288	0%	53,288	-
Miscellaneous	17,764	18,717	17,047	14,981	15,850	15,580	98%	15,578	18,336
	756,432	748,165	815,351	1,078,771	1,103,668	762,614	69%	1,086,312	1,300,909
Court									
Personnel	145,414	167,018	149,686	148,866	159,605	99,526	62%	148,207	223,553
Office Expense	11,139	9,121	10,521	2,263	10,000	940	9%	1,410	10,000
Professional Fees	89,610	212,744	241,974	111,728	122,500	67,781	55%	101,671	112,500
Travel / Memberships	1,065	2,223	923	783	2,500	761	30%	1,142	2,500
Utilities	3,864	4,400	4,446	4,390	4,700	3,040	65%	4,560	4,700
Miscellaneous	16,241	21,521	17,869	25,043	20,400	8,332	41%	11,504	22,605
	267,333	417,027	425,419	293,074	319,705	180,381	56%	268,495	375,858
Public Works									

2026-2027 DRAFT BUDGET

Personnel	579,976	667,145	743,420	712,957	890,455	506,094	57%	754,269	893,438
Office Expense	581	601	1,409	667	600	164	27%	246	600
Supplies & Equipment	71,337	74,875	78,791	65,034	83,000	50,896	61%	76,344	88,000
Professional Fees	6,707	23,449	21,277	10,880	22,000	5,772	26%	8,658	22,000
Travel / Memberships	5,421	2,202	3,506	2,443	3,350	2,728	81%	4,091	3,700
Utilities	3,102	2,835	3,487	3,712	3,500	1,811	52%	2,717	3,500
Maintenance / Repair	21,453	22,476	23,444	28,507	23,500	11,932	51%	17,898	23,000
Capital	-	-	107,285	13,453	74,200	54,230	73%	54,230	15,000
Miscellaneous	13,889	14,307	15,215	16,495	17,000	19,368	114%	19,368	23,159
	702,466	807,890	997,833	854,149	1,117,605	652,995	58%	937,821	1,072,397
<u>Non- Departmental</u>									
Office Expense	8,014	10,757	4,711	4,988	9,500	6,077	64%	9,115	10,000
Supplies & Equipment	2,474	2,731	3,554	3,350	3,500	2,245	64%	3,367	3,500
Professional Fees	250,461	314,410	522,459	572,915	591,500	335,428	57%	498,142	615,000
Travel / Memberships	24,614	35,013	33,604	29,886	32,000	15,060	47%	22,590	30,000
Utilities	81,975	68,707	78,308	91,097	84,000	51,378	61%	77,066	92,500
Maintenance / Repair	62,538	159,758	207,258	296,915	85,000	32,534	38%	48,800	85,000
Capital	587,140	539,442	1,147,263	1,364,231	288,000	183,696	64%	231,601	2,183,779
Miscellaneous	796,670	881,695	1,036,627	1,203,651	1,082,208	537,974	50%	797,955	1,092,830
	1,813,886	2,012,513	3,033,786	3,567,033	2,175,708	1,164,391	54%	1,688,636	4,112,609
<u>Sanitation</u>									
Office Expense	-	-	81	214	200	-	0%	-	-
Professional Fees	1,259,303	1,393,388	1,501,222	1,659,463	1,600,000	804,482	50%	1,206,723	1,650,000
Miscellaneous	-	-	5,415	2,069	5,000	-	0%	-	-
	1,259,303	1,393,388	1,506,718	1,661,746	1,605,200	804,482	50%	1,206,723	1,650,000
<u>Public Safety</u>									
Personnel	2,386,353	2,596,965	3,018,938	3,088,836	3,411,249	2,073,032	61%	3,109,548	3,477,741
Office Expense	17,766	21,965	15,348	23,619	18,400	5,753	31%	8,629	18,900
Supplies & Equipment	126,103	113,984	142,591	138,357	131,700	137,972	105%	189,054	132,600
Professional Fees	56,755	57,474	64,814	99,507	75,000	38,539	51%	57,808	84,050
Travel / Memberships	25,069	24,600	21,734	28,103	23,500	22,122	94%	33,183	26,500
Utilities	43,952	37,474	43,159	44,228	44,000	25,763	59%	38,645	44,000
Maintenance / Repairs	68,478	59,422	65,431	86,601	56,000	72,438	129%	108,658	56,850
Capital	265,234	175,159	299,640	435,675	253,389	188,332	74%	188,332	-
Miscellaneous	224,349	234,751	248,461	241,709	235,000	249,808	106%	260,359	275,209
Victims Advocate	7,768	11,617	4,142	-	13,659	7,869	58%	11,804	11,539
SRO	37,485	74,305	28,767	-	91,295	60,710	66%	91,065	95,055
	3,259,312	3,407,716	3,953,025	4,186,634	4,353,192	2,882,337	66%	4,097,083	4,222,444

Totals

2026-2027 DRAFT BUDGET

Miscellaneous									
Miscellaneous	-	67,839	4,350	55,295	5,000	2,848	57%	4,271	5,000
	-	67,839	4,350	55,295	5,000	2,848	57%	4,271	5,000
Okra Strut									
Transfers from General Fund	-	10,000	10,000	-	10,000				50,000
	-	10,000	10,000	-	10,000	-	-	-	50,000
Total Revenues	12,214,568	10,540,801	11,597,818	11,554,364	10,705,373	4,515,563	42%	6,748,823	13,025,193
Total Expenditures	8,119,461	8,909,653	10,793,959	11,754,676	10,744,028	6,627,878	62%	9,357,500	13,025,193
Gain / (Loss)	4,095,107	1,631,148	803,859	(200,311)	(38,655)	(2,112,315)		(2,608,676)	0

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Taxes</u>								
40101	Lost - Tax Credit	1,040,928	1,080,255	1,000,000	564,161	56%	846,242	1,050,000
40102	Lost - Revenue	632,636	661,239	621,000	337,463	54%	506,195	650,000
40105	Richland Co. Fire Tax	871,270	877,759	890,000	438,248	49%	657,372	900,000
40115	Alcohol Taxes	-	8,500	-	25,800		38,700	-
40120	Transfer in - Local Hospitality Tax - Lexington	960,535		930,000	514,492	55%	771,738	1,000,000
40121	Transfer in - Local Hospitality Tax - Richland	580,574		570,000	345,879	61%	518,819	600,000
40125	Accomodations Tax	93,272	113,302	85,000	55,606	65%	83,409	200,000
		4,179,214	2,741,054	4,096,000	2,281,649	56%	3,422,474	4,400,000
<u>Grants</u>								
40200	FEMA Grant Funding		75,378	-	3,026		3026	-
40212	PARD Grant - Rawls Creek	-	91,582	-			-	-
40213	New Town Hall Grant		500,000	-			-	1,900,000
40220	Vest Grant	-	18,829	-	5,076		5,076	-
40221	SRO Grant	35,432	30,755	-	6,167		6,167	-
40222	Laptop Equipment Grant	-	-	-			-	-
40223	Radio Equipment Grant	-	132,434	-			-	-
40224	Misc Grants - Revenue	86,118	26,160.05	-	28,721		28,721	-
		121,549	875,138	-	42,990	-	39,964	1,900,000
<u>Licenses/Fees/Penalties</u>								
40300	Business License	1,218,062	1,572,887	1,400,000	278,358	20%	417,536	1,405,669
40302	MASC Revenue	2,402,441	2,329,166	1,800,000	9,424	1%	14,137	1,800,000
40305	Decals	9,441	16,013	7,500	1,764	24%	2,646	
40306	Stormwater Management Fee			37,200			-	37,200
40307	Uniform Service Fee			16,275			-	16,275
40310	Franchise Fees	850,357	884,752	840,000	30,458	4%	45,687	860,000
40315	Zoning	94,788	102,572	80,000	52,714	66%	79,071	80,000
40317	Landlord Rental Registration	163,250	143,875	100,000	11,775	12%	17,663	100,000
40325	Parade Fees				-			
		4,738,339	5,049,266	4,280,975	384,493	9%	576,739	4,299,144
<u>Fines & Forfeitures</u>								
40400	Fines	-	-				-	-
40401	Court Debt-Setoff	-	-				-	-
40410	Parking / Fire Tickets	-	-				-	-
40425	Victims Fund	-	-				-	-

2026-2027 DRAFT BUDGET

40430	Confiscated Funds	4,350	54,868	10,000			-	-	
40435	Bond Estreatment Revenue	-	-				-	-	
40440	Traffic Education Program	-	-				-	-	
40441	General Fund Fines	110,250	95,105	100,000	38,290	38%	57,435	100,000	
40442	General Fund Victims	16,691	15,179	17,000	6,136	36%	9,204	15,000	
40443	State Treasurer Assessments	143,505	-			0%	-		
		274,796	165,151	127,000	44,426	35%	66,639	115,000	
Interest									
40500	Interest Earned	263,741	372,244	101,299	268,509	265%	402,764	110,000	
40505	Sanitation Interest	27,895	20,538	10,000	6,505	65%	9,758	10,000	
		291,637	392,782	111,299	275,014	247%	412,521	120,000	
Miscellaneous									
40600	Town Park Rental	15,692	11,131	13,000	3,215	25%	4,823	13,000	
40606	Dog Park Fees	1,546	1,240	500	610	122%	915	750	
40610	Sale of Capital Assets	36,766	18,343	10,000		0%	-	10,000	
40615	Other Revenues	52,218	270,916	30,000	19,266	64%	28,899	30,000	
40620	State Shared Revenue	423,045	299,397	313,602	235,786	75%	353,679	320,000	
40621	SRO Lex/Rich District 5	63,405	35,360	66,000	16,958	26%	25,437	66,000	
40622	Opioid Settlement	(400)	-	49,049	-	0%	-	49,049	
40623	C-Funds				14,880		22,320	15,000	
40630	Donations/Sponsorships		44,846		19,500		29,250		
40640	Event Ticket Sales	-	6,010		2,592		3,887		
40645	Donations to Irmo Believes				18		27	10,000	
		592,272	687,243	482,151	312,825	65%	469,237	513,799	
Sanitation Collection									
40700	Sanitation Collection / Lexington	469,272	560,295	525,698	418,492	80%	627,737	600,000	
40705	Sanitation Collection / Richland	930,439	1,080,329	1,077,250	755,574	70%	1,133,362	1,077,250	
40706	Recycling	300		5,000	100	2%	150		
40708	Sanitation - Annual Billing		3,107		-				
		1,400,011	1,643,730	1,607,948	1,174,166	73%	1,761,249	1,677,250	
Total Revenues		11,597,818	11,554,364	10,705,373	4,515,563	39%	6,748,823	13,025,193	

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
Personnel								
5010-50100	Salaries	38,000	39,728	38,400	26,922	70%	40,383	60,500
5010-50120	FICA / Medicare	2,907	2,846	2,938	2,253	77%	3,379	4,628
5010-50125	Retirement	7,308	5,568	7,127	3,676	52%	5,515	11,229
5010-50140	Workman's Comp	226	159	185	102	55%	152	108
		48,441	48,301	48,650	32,953	68%	49,429	76,466
Office Expense								
5010-50205	Printing	586	76	500	163	33%	245	500
		586	76	500	163	33%	245	500
Supplies & Equipment								
5010-50300	Materials / Supplies				289		434	500
					289		434	500
Travel / Memberships								
5010-50500	Dues / Subscriptions / Memberships	304	1,752	2,500	2,105			2,500
5010-50505	Travel, Meetings & Schools	7,130	6,993	11,500	11,461		17,192	25,000
		7,434	8,745	14,000	13,566		17,192	27,500
Miscellaneous								
5010-50900	Insurance / Tort	1,018	851	800	860	107%	860	1,011
5010-50908	Sponsorships & Donations - Little League				50,000			50,000
5010-50908	Sponsorships & Donations - Universal Outreach				50,000			30,000
5010-50908	Sponsorships & Donations - District 5 Foundation							20,000
5010-50908	Sponsorships & Donations - SC Career Kids				30,000			30,000
		1,018	851	800	130,860	16357%	860	131,011
Total Legislative Expenditures		57,478	57,973	63,950	177,831	278%	68,159	235,977

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Personnel</u>								
5020-50100	Salaries	511,686	704,897	673,117	426,852	63%	640,279	813,632
5020-50110	Awards / Bonus	(150)	8,833	5,000	-	0%	-	5,000
5020-50115	Christmas Bonus	6,497	7,580	9,000	10,331	115%	15,497	12,994
5020-50120	FICA / Medicare	39,834	45,863	53,100	43,544	82%	65,316	64,155
5020-50125	Retirement	97,791	109,243	127,158	84,358	66%	126,537	153,237
5020-50130	Health Insurance	47,152	74,722	88,867	58,289	66%	87,434	88,208
5020-50135	Unemployment	460	1,107	3,054	288	9%	432	3,690
5020-50140	Workman's Comp	8,046	6,635	11,622	3,037	26%	4,556	5,357
5020-50145	Auto Allowance	9,600	12,000	12,000	8,000	67%	12,000	12,000
5020-50150	Housing Subsidy	-	8,100	14,400	4,800	33%	7,200	10,800
		720,918	978,978	997,318	639,500	64%	959,250	1,169,073
<u>Office Expense</u>								
5020-50200	Postage	4,456	6,894	4,500	599	13%	898	4,500
5020-50205	Printing	5,890	5,196	6,000	1,797	30%	2,695	6,000
5020-50210	Office Supplies	10,739	10,510	8,000	4,527	57%	6,791	10,000
5020-50212	NC Office Furniture / Equipment	4,463	5,204	9,000	2,553	28%	3,830	5,000
5020-50215	Bank Service Charges	1,289	10,099	8,000	7,673	96%	11,509	15,000
		26,836	37,903	35,500	17,149	48%	25,724	40,500
<u>Materials/Supplies</u>								
5020-50305	Fuel	-	1,783	2,000	1,758	88%	2,637	2,500
5020-50310	Uniforms				493		740	2,000
		-	1,783	2,000	2,251	113%	3,377	4,500
<u>Professional Fees</u>								
5020-50410	Miscellaneous Contractual	7,757	6,294	8,500	2,380	28%	3,570	10,000
		7,757	6,294	8,500	2,380	28%	3,570	10,000
<u>Travel / Memberships</u>								
5020-50500	Dues / Subscriptions / Memberships	3,119	3,000	4,000	3,563	89%	5,344	4,000
5020-50505	Travel / Meetings / Schools	13,728	8,545	12,000	15,449	129%	23,174	25,000
		16,847	11,545	16,000	19,012	119%	5,344	29,000
<u>Utilities</u>								

2026-2027 DRAFT BUDGET

5020-50600	Electric / Water	12,508	12,611	12,000	7,230	60%	10,846	13,000
5020-50605	Telephone	6,080	6,090	6,000	4,715	79%	7,072	6,500
		18,588	18,701	18,000	11,945	66%	17,918	19,500
<u>Maintenance / Repair</u>								
5020-50700	Maintenance / Repair	7,357	6,269	8,000	736	9%	1,105	8,000
5020-50705	Vehicle Operations	-	2,316	2,500	773	31%	1,160	2,000
		7,357	8,585	10,500	1,510	14%	2,264	10,000
<u>Capital</u>								
5020-50810	Vehicle				53,288		53,288	-
					53,288		53,288	-
<u>Miscellaneous</u>								
5020-50900	Insurance / Tort	17,047	14,974	15,850	15,578	98%	15,578	18,336
5020-50901	Miscellaneous		7		2			-
		17,047	14,981	15,850	15,580	98%	15,578	18,336
Total Administrative Expenditures		815,351	1,078,771	1,103,668	762,614	71%	1,086,312	1,300,909

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
Personnel								
5030-50100	Salaries	102,392	103,899	110,429	67,162	61%	100,743	152,174
5030-50110	Awards / Bonus	-	-	-	-	0%	-	-
5030-50115	Christmas Bonus	2,166	2,166	2,000	2,166	108%	2,166	4,331
5030-50120	FICA / Medicare	7,999	7,857	8,601	5,560	65%	8,341	11,973
5030-50125	Retirement	19,172	18,661	20,496	12,300	60%	18,450	28,243
5030-50130	Health Insurance	14,708	15,610	16,956	12,027	71%	18,041	25,829
5030-50135	Unemployment	131	235	495	23	5%	35	689
5030-50140	Workman's Comp	3,118	438	628	288	46%	432	315
5030-50150	Housing Subsidy	-	-	-	-	0%	-	-
		149,686	148,866	159,605	99,526	62%	148,207	223,553
Office Expense								
5030-50200	Postage	2,363	1,417	2,500	532	21%	799	2,500
5030-50205	Printing	125	135	1,000	173	17%	259	1,000
5030-50210	Office Supplies	1,889	700	5,000	107	2%	160	5,000
5030-50212	NC Office Furniture / Equipment	6,144	11	1,500	128	9%	192	1,500
		10,521	2,263	10,000	940	9%	1,410	10,000
Professional Fees								
5030-50400	Professional Fees	107,318	110,045	120,000	66,802	56%	100,203	110,000
5030-50420	Juror Fees	1,485	1,683	2,500	979	39%	1,469	2,500
5030-50421	State Treasurer Fees	133,171	-	-	-	0%	-	-
		241,974	111,728	122,500	67,781	55%	101,671	112,500
Travel / Memberships								
5030-50500	Dues / Subscriptions / Memberships	824	352	1,000	761	76%	1,142	1,000
5030-50505	Travel / Meetings / Schools	99	432	1,500	-	0%	-	1,500
		923	783	2,500	761	30%	1,142	2,500
Utilities								
5030-50605	Telephone	4,446	4,390	4,700	3,040	65%	4,560	4,700
		4,446	4,390	4,700	3,040	65%	4,560	4,700
Miscellaneous								
5030-50900	Insurance / Tort	2,281	1,933	1,800	1,988	110%	1,988	2,355

2026-2027 DRAFT BUDGET

5030-50901	Banking Fees / Miscellaneous	284	201	600	96	16%	144	250
5030-50903	Detention Fees	15,304	22,909	18,000	6,248	35%	9,372	20,000
		17,869	25,043	20,400	8,332	41%	11,504	22,605
Total Court Expenditures		425,419	293,074	319,705	180,381	56%	268,495	375,858

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Personnel</u>								
5040-50100	Salaries	489,146	452,872	565,334	319,326	56%	478,989	586,755
5040-50105	Overtime	3,935	4,393	4,000	7,077	177%	10,615	4,000
5040-50110	Awards / Bonus	1,000	5,000	-	500	0%	750	3,000
5040-50115	Christmas Bonus	9,746	9,746	10,000	9,746	97%	9,746	11,911
5040-50120	FICA / Medicare	37,884	34,504	45,696	26,813	59%	40,220	46,655
5040-50125	Retirement	91,972	88,876	109,009	60,448	55%	90,672	110,980
5040-50130	Health Insurance	87,919	99,542	118,380	72,952	62%	109,428	112,434
5040-50135	Unemployment	552	1,117	2,628	189	7%	284	2,683
5040-50140	Workman's Comp	16,467	13,308	17,408	6,643	38%	9,965	7,819
5040-50145	Housing Subsidy	4,800	3,600	18,000	2,400	13%	3,600	7,200
		743,420	712,957	890,455	506,094	57%	754,269	893,438
<u>Office Expense</u>								
5040-50210	Office Supplies	1,409	667	600	164	27%	246	600
		1,409	667	600	164	27%	246	600
<u>Supplies & Equipment</u>								
5040-50300	Materials / Supplies	38,368	33,336	45,000	32,303	72%	48,455	50,000
5040-50305	Fuel	23,576	20,667	21,000	10,592	50%	15,888	21,000
5040-50310	Uniforms	16,847	11,031	17,000	8,001	47%	12,001	17,000
		78,791	65,034	83,000	50,896	61%	76,344	88,000
<u>Professional Fees</u>								
5040-50410	Miscellaneous Contractual	21,277	10,880	22,000	5,772	26%	8,658	22,000
		21,277	10,880	22,000	5,772	26%	8,658	22,000
<u>Travel / Memberships</u>								
5040-50500	Dues / Subscriptions / Memberships	-	150	350	1,655	473%	2,483	1,700
5040-50505	Travel / Meetings / Schools	3,506	2,293	3,000	1,073	36%	1,609	2,000
		3,506	2,443	3,350	2,728	81%	4,091	3,700
<u>Utilities</u>								
5040-50600	Electric / Water	2,518	2,661	2,500	1,245	50%	1,867	2,500
5040-50605	Telephone	969	1,051	1,000	566	57%	849	1,000
		3,487	3,712	3,500	1,811	52%	2,717	3,500

2026-2027 DRAFT BUDGET

Maintenance / Repair								
5040-50700	Maintenance / Repair / Building	16,372	23,183	15,000	8,741	58%	13,112	15,000
5040-50705	Vehicle Operations	7,072	5,324	8,500	3,191	38%	4,786	8,000
		23,444	28,507	23,500	11,932	51%	17,898	23,000
Capital								
5040-50810	Vehicles	107,285	24	-	-	0%	-	15,000
5040-50815	Other Equipment	-	13,429	41,200	54,230	132%	54,230	-
5040-50820	Utility Shed	-	-	33,000	-	0%	-	-
		107,285	13,453	74,200	54,230	73%	54,230	15,000
Miscellaneous								
5040-50900	Insurance / Tort	15,215	16,495	17,000	19,368	114%	19,368	23,159
		15,215	16,495	17,000	19,368	114%	19,368	23,159
Total Public Works Expenditures		997,833	854,149	1,117,605	652,995	58%	937,821	1,072,397

2026-2027 DRAFT BUDGET

		2023-2024	2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Taxes & Penalties</u>								
5050-50120	Taxes & Penalties		2,695	-	-	0%	-	
		-	2,695	-	-	0%	-	-
<u>Office Expense</u>								
5050-50212	N/C Office Furniture / Equipment	81	-	2,000	-	0%	-	2,000
5050-50225	Advertising	4,631	4,988	7,500	6,077	81%	9,115	8,000
		4,711	4,988	9,500	6,077	64%	9,115	10,000
<u>Supplies & Equipment</u>								
5050-50325	Town Material / Supplies	3,554	3,350	3,500	2,245	64%	3,367	3,500
		3,554	3,350	3,500	2,245	64%	3,367	3,500
<u>Professional Fees</u>								
5050-50400	Professional Fees	176,262	157,651	150,000	85,061	57%	127,591	150,000
	Scanning Project							40,000
5050-50405	Audit Fees	7,500	10,776	12,500	10,000	80%	10,000	15,000
5050-50410	Miscellaneous Contractual	67,541	91,919	85,000	42,222	50%	63,333	95,000
5050-50415	Support Software	231,082	257,548	150,000	74,384	50%	111,576	150,000
5050-50416	IT Support		11,991	135,000	79,991	59%	119,987	135,000
5050-50420	Cleaning Contract	25,074	24,558	29,000	12,919	45%	19,379	-
5050-50425	Staff/Leadership Development	15,000	18,474	30,000	30,850	103%	46,275	30,000
		522,459	572,915	591,500	335,428	57%	498,142	615,000
<u>Travel / Memberships</u>								
5050-50500	Dues / Subscriptions / Memberships	17,104	16,286	17,000	13,060	77%	19,590	17,000
5050-50505	Irmo Chamber of Commerce	11,500	13,600	10,000	-	0%	-	10,000
5050-50510	Wellness Membership	5,000	-	5,000	2,000	40%	3,000	3,000
		33,604	29,886	32,000	15,060	47%	22,590	30,000
<u>Utilities</u>								
5050-50600	Electric / Water	19,402	18,401	19,000	16,110	85%	24,165	25,000
5050-50601	Electric / Water - Park	11,429	13,105	12,000	5,548	46%	8,322	12,000
5050-50602	Electric / Water - Municipal Building	12,443	16,685	13,000	9,032	69%	13,547	14,000
5050-50615	Electric / Traffic & Street Lights	34,102	41,994	38,500	20,278	53%	30,416	40,000
5050-50620	Electric - Interchange	933	912	1,500	411	27%	617	1,500

2026-2027 DRAFT BUDGET

		78,308	91,097	84,000	51,378	61%	77,066	92,500
Maintenance / Repair								
5050-50700	Maintenance / Repair - Parks	185,695	281,943	65,000	19,455	30%	29,183	65,000
5050-50710	Municipal Building Maintenance	21,563	14,972	20,000	13,078	65%	19,617	20,000
		207,258	296,915	85,000	32,534	38%	48,800	85,000
Capital								
5050-50820	Sidewalks	-	-	-	-	0%	-	-
5050-50821	Wayfinding Signage				12,250		18,375	
5050-50822	New Town Hall Building	55,039	344,717	-	45,222	0%	67,833	1,900,000
5050-50825	Storm Water Drainage	19,483	19,141	30,000	7,254	24%	10,880	
5050-50830	Website	3,190	4,063	5,000	105	2%	157	
5050-50831	Computer Hardware		4,878	88,000	14,829	17%	22,243	
5050-50833	Rawls Creek - PARD Grant	748,775	91,582	-	-	0%	-	
5050-80354	Rawl's Creek Park Additions				1,270		1,905	
5050-50835	Moore Park Additions	104,840	-	-	-	0%	-	102,779
	Financial Software							80,000
	Municipal Complex							11,000
5050-50850	A-Tax Expense Distribution	66,550	62,076	65,000	87,887	135%	87,887	90,000
5050-50855	H-Tax Expense Distribution	149,386	837,774	100,000	-	0%	-	
5050-50860	C-Fund Expenditures				14,880		22,320	
		1,147,263	1,364,231	288,000	183,696	64%	231,601	2,183,779
Miscellaneous								
5050-50900	Insurance / Tort	3,813	4,443	5,632	4,781	85%	4,781	5,254
5050-50901	Claims & Settlements		12,500	-	395	0%	593	-
5050-50902	Conservation Grant	-	-	5,000	-	0%	-	-
5050-50903	FEMA Expenditures		77,578	-	-	0%	-	-
5050-50906	GIS	3,861	4,321	8,000	4,804	60%	7,206	8,000
5050-50908	Sponsorships & Donations				61,400		92,100	-
5050-50910	Contingency	40,237	18,954	40,000	3,500	9%	5,250	40,000
5050-50915	General Liability	1,716	1,716	4,000	-	0%	-	4,000
5050-50919	Salary Study	-	16,500	-	-	0%	-	-
5050-50922	Opioid Settlement Expense	37,163	-	49,076	-	0%	-	49,076
5050-50925	Engineer / Drainage / Roads	9,649	14,850	35,000	-	0%	-	35,000
5050-50945	Fire / Ambulance Calls	885,944	877,759	890,000	438,248	49%	657,372	900,000
5050-50955	MASC Collection Fees		68,376	-	95	0%	142	-

2026-2027 DRAFT BUDGET

5050-50960	Election Expense	26,765	19,418	12,000	13,233	110%	13,233	12,000
5050-50985	Memorials	1,250	1,055	3,500	1,630	47%	2,446	3,500
5050-50991	Events	18,131	75,905	20,000	8,762	44%	13,142	25,000
5050-50992	Promotional Items	8,098	10,119	10,000	433	4%	650	10,000
5050-50993	E-Commerce Fees		156	-	694	0%	1,041	1,000
		1,036,627	1,203,651	1,082,208	537,974	50%	797,955	1,092,830
Total Non-Departmental Expenses		3,033,786	3,569,727	2,175,708	1,164,391	54%	1,688,636	4,112,609

2026-2027 DRAFT BUDGET

		2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Budgeted	YTD	YTD %	Projected	Proposed
Office Expense							
5053-50215	Banking Fees	214	200.00		0%	-	
		214	200	-	-	-	-
Professional Fees							
5053-50410	Miscellaneous Contractual	1,659,463	1,600,000	804,482	50%	1,206,723	1,650,000
		1,659,463	1,600,000	804,482	50%	1,206,723	1,650,000
Miscellaneous							
5053-50901	Miscellaneous	2,069	5,000	-	0%	-	
5053-50976	Refund	-	-	-	0%	-	-
		2,069	5,000	-	0%	-	-
Total Sanitation Expense		1,661,746	1,605,200	804,482	50%	1,206,723	1,650,000

2026-2027 DRAFT BUDGET

		2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Budgeted	YTD	YTD %	Projected	Proposed
Personnel							
5060-50100	Salaries	1,908,956	2,036,221	1,219,782	60%	1,829,673	2,071,935
5060-50103	Holiday Pay Patrol	15,336	50,000	29,205	58%	43,808	50,000
5060-50105	Overtime	41,812	24,000	28,314	118%	42,471	30,000
5060-50107	On Call - Investigators	5,472	6,500	4,986	77%	7,480	6,180
5060-50110	Awards / Bonus / Longevity	14,800	7,000	9,450	135%	14,175	10,000
5060-50115	Christmas Bonus	38,684	34,000	31,283	92%	46,925	35,734
5060-50120	FICA / Medicare	155,832	170,269	110,328	65%	165,493	178,616
5060-50125	Retirement	412,841	459,488	274,801	60%	412,202	514,636
5060-50130	Health Insurance	299,013	367,090	233,506	64%	350,259	345,621
5060-50135	Unemployment	4,012	9,762	451	5%	677	10,243
5060-50140	Workman's Comp	88,828	106,919	57,174	53%	85,761	66,777
5060-50150	Housing Subsidy	98,250	135,000	68,250	51%	102,375	153,000
5060-50155	Clothing Allowance	5,000	5,000	2,500	50%	3,750	5,000
5060-50160	Tuition Reimbursement			3,000	0%	4,500	
		3,088,836	3,411,249	2,073,032	61%	3,109,548	3,477,741
Office Expense							
5060-50200	Postage	1,385	1,500	419	28%	629	1,500
5060-50205	Printing	2,142	1,400	240	17%	360	1,400
5060-50210	Office Supplies	5,616	5,500	4,606	84%	6,909	7,500
5060-50212	NC Office Furniture / Equipment	14,477	10,000	487	5%	730	8,500
		23,619	18,400	5,753	31%	8,629	18,900
Supplies & Equipment							
5060-50300	Materials / Supplies	7,581	9,500	5,523	58%	8,285	9,500
5060-50305	Fuel	85,851	92,500	51,093	55%	76,640	92,500
5060-50310	Uniforms	17,540	19,200	9,107	47%	13,661	20,000
5060-50315	Uniform Cleaning	4,355	4,000	3,119	78%	4,678	5,500
5060-50320	Vests	23,030	6,500	2,208	34%	3,312	5,100
5060-50324	Equipment			31,115		46,672	
5060-50325	Weapons / Glockes			35,807		35,807	
		138,357	131,700	137,972	105%	189,054	132,600

2026-2027 DRAFT BUDGET

Professional Fees

5060-50400	Professional Fees			4,050		6,075	4,050
5060-50410	Miscellaneous Contractual	99,507	75,000	34,489	46%	51,733	80,000
		99,507	75,000	38,539	51%	57,808	84,050

Travel / Memberships

5060-50410	Dues / Subscriptions / Memberships	2,954	3,500	3,530	101%	5,295	4,000
5060-50220	Travel / Meetings / Schools	25,149	20,000	18,592	93%	27,888	22,500
		28,103	23,500	22,122	94%	33,183	26,500

Utilities

5060-50600	Electric / Water	23,540	23,000	12,500	54%	18,750	23,000
5060-50605	Telephone	20,687	21,000	13,263	63%	19,894	21,000
		44,228	44,000	25,763	59%	38,645	44,000

Maintenance / Repair

5060-50700	Maintenance / Repair	6,039	4,000	1,603	40%	2,405	4,500
5060-50701	Maintenance / Repair PD Bldg	18,763	7,000	6,166	88%	9,248	12,350
5060-50705	Vehicle Operations	61,799	45,000	64,670	144%	97,004	40,000
		86,601	56,000	72,438	129%	108,658	56,850

Capital

5060-50805	Fingerprint Machine		10,000	7,913	79%	7,913	
5060-50810	Automobiles	270,216	243,389	180,419	74%	180,419	
5060-50815	Equipment - Laptop Grant	-	-	-	0%	-	-
5060-50816	Equipment - Radio Grant	-	-	-	0%	-	-
5060-50817	Misc Grants - Exp. Reimbursements	132,434	-	-	0%	-	-
5060-50818	Grant Match Expenditure	14,715	-	-	0%	-	-
5060-50820	Traffic Cams	18,310	-	-	0%	-	-
5060-50825	Speed Signs	-	-	-	0%	-	-
		435,675	253,389	188,332	74%	188,332	-

Miscellaneous

5060-50900	Insurance Tort	222,233	210,000	228,707	109%	228,707	246,209
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2026-2027 DRAFT BUDGET

5060-50901	Camera & LPR Fees	17,650	15,000	19,361	129%	29,042	29,000
5060-50905	Explorer Program		10,000	1,740	17%	2,610	12,500
5060-50950	Donations Expense	1,827		-	0%	-	
		241,709	235,000	249,808	106%	260,359	275,209
		4,186,634	4,248,238	2,813,758	66%	3,994,215	4,115,850
<u>Victims Advocate</u>							
<u>Personnel</u>							
5062-50100	Salaries - Victims Advocate		9,404	4,849	52%	7,274	7,944
5062-50105	Overtime			100		149	
5062-50115	Christmas Bonus			119		119	
5062-50120	FICA / MC - Victims Advocate		719	392	55%	588	608
5062-50125	Retirement - Victims Advocate		1,997	1,000	50%	1,501	1,687
5062-50130	Health Insurance		933	662	71%	992	947
5062-50135	Unemployment		41	-	0%	-	35
5062-50140	Workman's Comp		565	241	43%	361	318
5062-50155	Clothing Allowance		-	-	0%	-	-
		-	13,659	7,363	54%	11,044	11,539
<u>Supplies & Equipment</u>							
5062-50305	Fuel			86	0%	129	
				86	0%	129	
<u>Travel/Memberships</u>							
5062-50505	Travel / Meetings / School		-	396	0%	595	-
		-	-	396	-	595	-
<u>Utilities</u>							
5062-50605	Telephone		-	24	0%	36	-
		-	-	24	-	36	-
Victim's Advocate Total		-	13,659	7,869	58%	11,804	11,539

2026-2027 DRAFT BUDGET

School Resource Officer

Personnel

5061-50100	Salaries	61,263	38,503	63%	57,754	65,087
5061-50105	Overtime		795		1,193	
5061-50115	Christmas Bonus		1,083		1,624	
5061-50120	FICA / Medicare	4,687	3,089	66%	4,634	4,979
5061-50125	Retirement	13,012	7,837	60%	11,756	13,825
5061-50130	Health Insurance	8,479	5,773	68%	8,660	8,610
5061-50135	Unemployment	270	-	0%	-	286
5061-50140	Workman's Comp	3,584	1,925	54%	2,888	2,268
		-	91,295		88,508	95,055

Supplies & Equipment

5061-50300	Materials / Supplies				-	
5061-50305	Fuel		1,350		2,025	
5061-50310	Uniforms				-	
			1,350		2,025	

Travel / Memberships

5061-50500	Dues / Subscriptions / Memberships		-		-	
5061-50505	Travel, Meetings & Schools		-		-	
			-		-	

Utilities

5061-50605	Telephone		355		532	
			355		532	

Maintenance / Repair

5061-50705	Vehicle Operations		-		-	
			-		-	

2026-2027 DRAFT BUDGET

School Resource Officer Total	-	91,295	60,710	65%	91,065	95,055
Total Public Safety Expenditures	4,186,634	4,353,192	2,882,337	66%	4,097,083	4,222,444

2026-2027 DRAFT BUDGET

		2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Budgeted	YTD	YTD %	Projected	Proposed
Miscellaneous							
5065-50901	Miscellaneous	55,295	5,000	2,848	57%	4,271	5,000
		55,295	5,000	2,848	57%	4,271	5,000
Total Miscellaneous Expenditures		55,295	5,000	2,848	57%	4,271	5,000

2026-2027 DRAFT BUDGET

		2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Taxes</u>							
40110	Lost - Tax Credit		2,500	-			2,500
40120	Lost - Revenue		10,000	-		-	10,000
		-	12,500	-		-	12,500
<u>Licenses/Fees/Penalties</u>							
40320	Food Booth Rental / Privilege		13,000	17,626	136%	17,626	13,000
40321	Booth Rentals		13,000	15,065	116%	15,065	13,000
40325	Parade Fees		4,000	3,429	86%	3,429	4,000
40330	POD Shop Sales		1,000	1,889	189%	1,889	1,000
40335	Beer/Wine Sales		5,000	-	0%	-	5,000
40340	Soft Drink/Ice Sales			-		-	-
40350	Amusement Commissions		25,000	6,505	26%	6,505	25,000
		-	61,000	44,514	73%	44,514	61,000
<u>Interest</u>							
40500	Interest Earned	-	-	193		56	-
		-	-	193		56	-
<u>Miscellaneous</u>							
40620	Parking		5,000	6,893		-	5,000
40625	Corporate Sponsorship		55,000	30,700		30,700	55,000
40635	ATM Surcharge		500	-		-	500
40645	Misc Revenue		-	7			
		-	60,500	37,600		30,700	60,500
Total Okra Strut Revenues		-	134,000	82,307		75,270	134,000

2026-2027 DRAFT BUDGET

		2024-2025	2025-2026	2025-2026	2025-2026	2025-2026	2026-2027
		Actual	Budgeted	YTD	YTD %	Projected	Proposed
<u>Personnel</u>							
5000-50175	Town Staff Overtime		16,000	-		-	16,000
		-	16,000			-	16,000
<u>Office Expense</u>							
5000-50200	Postage		1,000	-		-	1,000
5000-50215	Bank Service Charges		-	456			
5000-50230	Marketing/Media		20,000	21,960		21,960	20,000
5000-50233	Trolley/Shuttle		6,000	4,338		4,338	6,000
		-	27,000	26,753		26,753	27,000
<u>Materials/Supplies</u>							
5000-50335	Rentals		35,000	34,391		34,391	35,000
5000-50340	Stage Technical Support		16,000	9,789		9,789	16,000
5000-50350	Sheriff Deputies		5,500	4,996		4,996	5,500
		-	56,500	49,176		49,176	56,500
<u>Miscellaneous</u>							
5000-50901	Micellaneous Expense		2,000	8,525		8,525	2,000
5000-50907	Entertainment		35,000	42,327		42,327	75,000
5000-50911	Donations/Scholarships		6,000	-		-	6,000
5000-50936	Resale Items - Expense		1,500	-		-	1,500
5000-50950	Transfer to General Fund		-	34,833			
5000-50970	Website Support		-	-		-	-
5000-50993	E-Commerce Fees		-	995		995	
5000-50995	Sales Tax		-	589		589	
		-	44,500	87,269		87,269	84,500
Total Okra Strut Expenditures		-	144,000	163,198		163,198	184,000
Revenue Over/(Under) Expenditures		-	(10,000)	(80,891)		(80,891)	(50,000)
<u>Other Financing Sources</u>							
40905	Appropriations from Reserves	-		-		-	
40915	Transfer in from ABC Permit	-		-		-	
40920	Transfer in from General Fund	-	10,000	-		-	50,000

2026-2027 DRAFT BUDGET

	-	10,000	-	-	50,000
Revenue and Other Sources Over/(Under) Expenditures & Other	-	-	(80,891)	(80,891)	-

PROPOSED CAPITAL PROJECTS

NOTES

Administration

Finance Software
 Zoning ordinance

Budgeted FY26/27

Police

Drone

Public Works

Pickle Ball at Moore Park
 2 Trailers
 Pole Barn

Approved FY 25/26

Non-Departmental

Town Hall Construction
 Old Town Hall Parking Lot
 Courthouse interior renovations
 Amphitheatre Upgrades
 Signage
 Welcome to Town
 Wayfinding
 Street Signs

Budgeted FY 26/27
 Approved FY 25/26

Scanning Project
 Union UMC Bridge & Trail

Budgeted FY 26/27
 Budgeted FY 26/27



Staff Report

Amendment to the Zoning Map

DATES: Planning Commission: May 11, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Rezoning Request

SUBJECT PROPERTY: Approximately 6.07 acres located at 7949 Broad River Road, Richland County
TMS # R04006-02-25

ACTION REQUESTED: Rezoning of property from CG, General Commercial to CG, General Commercial with Conditions

Background

The applicant is the owner of the PrimeSpace Storage facility on Broad River Road. The owner has sought over the years to put national retailers into the shopping center but has had little luck in that regard. The owner has pivoted and is seeking to expand the storage use on the property. They are proposing to significantly upgrade the landscaping, parking area, and existing structures, while adding up to 42,000 square feet of additional storage.

Current Zoning – Definition and Uses

CG, General-Commercial district. The CG district is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region of which it is a part. Toward this end, a wide range of business and commercial uses are permitted herein.

At present, the use “Leasers of Mini Warehouses and Self-Storage Units” is not permitted in the CG zone, having been relegated to the LM, Light Manufacturing, zone in 2023 by Town Council. Additionally, special exception requirements are in place for such uses, as follows:

2-3.16 Special Exceptions for Mini-Warehouses and Self-Storage Units

- A. Mini-warehousing sites shall not exceed four acres.
- B. Lot coverage of all structures shall be limited to 50 percent of the total area.
- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.
- D. No business or residential activities other than use as storage units shall be conducted within or from the units.
- E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.
- F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.
- G. The Zoning Board of Appeals shall approve all buffer landscaping on the exterior lot lines of any such proposed facilities.
- H. The Zoning Board of Appeals shall approve all exterior building materials for any and all structures located within such proposed facilities.

Proposed Zoning – Definition and Uses

The applicant is seeking a zoning of CG, General Commercial, with Conditions. The proposed conditions are as follows:

1. Installation and maintenance of an extensive landscape buffer, as well as interior landscaping islands in the parking area. Eastern landscape buffer to be at least 15' wide following the widening of Broad River Road. These landscape plans will be substantially consistent with those plans presented to Town Council.
2. Existing commercial structures shall receive façade upgrades substantially consistent with the façade architecture of the new storage structure, subject to the approval of the Zoning Administrator.
3. The existing parking lot shall be resurfaced, restriped, and maintained in good condition following completion of construction.
4. New storage structure limited to 42,000 square feet.
5. No outdoor storage, RV storage, boat storage, or contractor storage shall be permitted.
6. The rezoning approval shall permit only the expansion of the existing self-storage use on the subject property and shall not establish self-storage facilities as a permitted use generally within the CG district.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	CG, General Commercial	Spinx Gas Station
East	CG, General Commercial and RS, Single-Family Residential	Tim's Gas Depot, Storage Wise/U-Haul, T&P Automotive, and a Single Family Residence
South	RS, Single-Family Residential and CN, Neighborhood Commercial	Single Family Residential (Charing Cross Road) and Sandhills Pediatrics
West	CN, Neighborhood Commercial	Roy's Grille, Anna Cline Catering, etc

Irmo Comprehensive Plan

This lot has a future land use of Commercial Mixed Use, which is appropriate to the current and proposed uses for the property.

Staff Findings

The proposed conditional rezoning would allow expansion of an existing storage use while securing significant site improvements, including enhanced landscaping, façade improvements, and parking lot upgrades. Staff believes the proposed conditions improve compatibility with adjacent commercial and residential properties.

Staff recommends **APPROVAL** of the rezoning.

Planning Commission

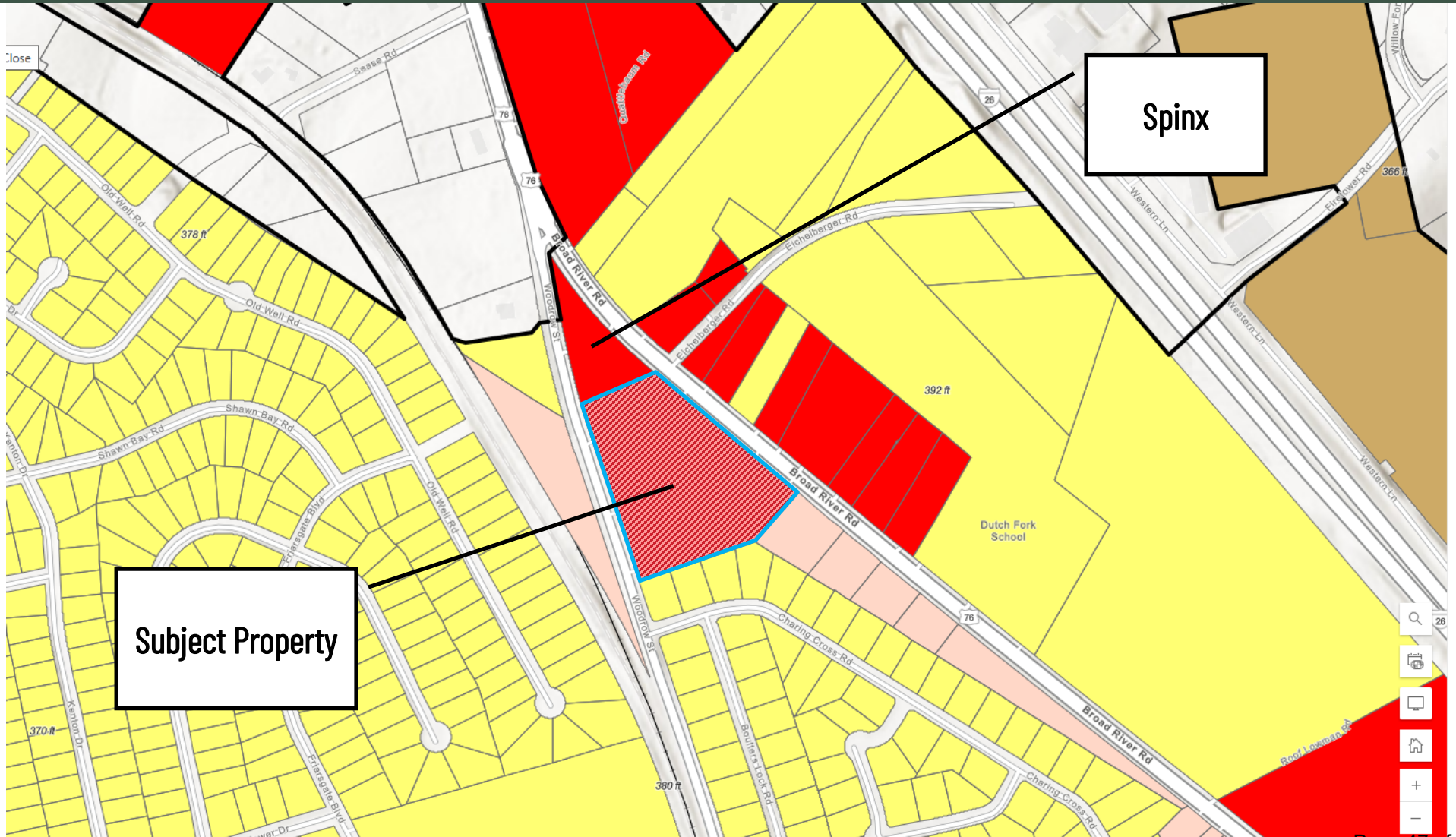
At their May 11, 2026 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of this zoning amendment.

PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

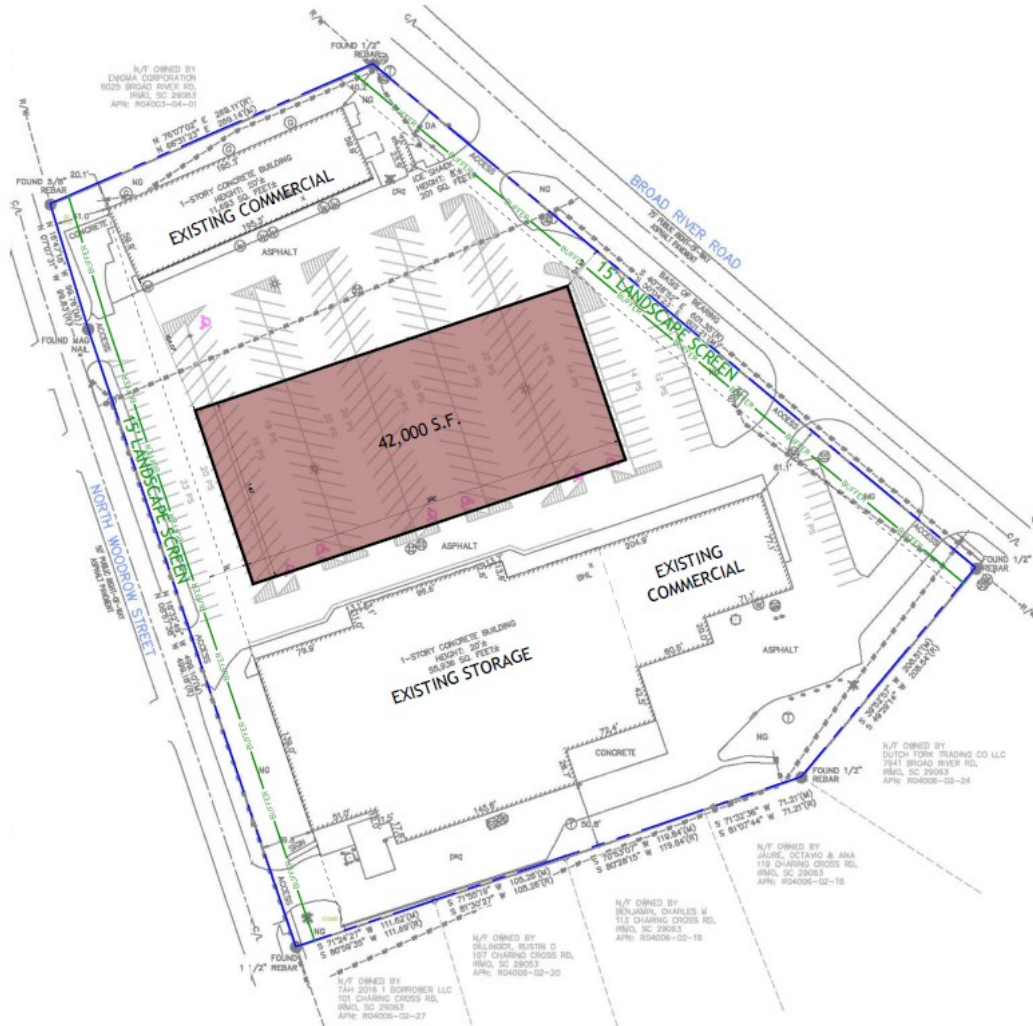


PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



SITE DATA:

TAX MAP#s:	R04006-02-24
COUNTY:	RICHLAND COUNTY
MUNICIPALITY:	TOWN OF IRMO
SITE ACEAGE:	6.07 ACRES
CURRENT ZONING:	UNKNOWN

LAYOUT DATA:

EXISTING BUILDING AREA:	67,629 S.F.
PROPOSED NEW BUILDING AREA:	42,000 S.F.
TOTAL RETAIL BUILDING AREA:	109,629 S.F.

BUILDING FACADE NOTE:
BUILDING DESIGN WILL BE WITH AN UPGRADED
FACADE AS APPROVED BY THE JHA

PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



ORDINANCE 26-11

AN ORDINANCE TO RE-CLASSIFY 6.07 ACRES OF REAL PROPERTY LOCATED AT 7949 BROAD RIVER ROAD, TMS R04006-02-25, FROM CG, GENERAL COMMERCIAL, TO CG, GENERAL COMMERCIAL WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF IRMO TO SO REFLECT

WHEREAS, a request has been presented to the Irmo Town Council by the current record titleholder of property located at 7949 Broad River Road, TMS # R04006-02-25, to re-classify the property from CG, General Commercial, to CG, General Commercial with Conditions; and

WHEREAS, the Town and its Planning Commission, per SC Code § 6-29-760 *Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State’s zoning procedural standards. Simply, notice was advertised in The New Irmo News at least fifteen days prior to the public hearing, notice was conspicuously posted on or adjacent to the property, and a public hearing was held; and

WHEREAS, the Irmo Planning Commission, during a meeting held on May 11, 2026, recommended to the Irmo Town Council to classify said property to the appropriate zoning classification of CG, General Commercial with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property to CG, General Commercial with the following conditions:

1. Installation and maintenance of an extensive landscape buffer, as well as interior landscaping islands in the parking area. Eastern landscape buffer to be at least 15’ wide following the widening of Broad River Road. These landscape plans will be substantially consistent with those plans presented to Town Council.
2. Existing commercial structures shall receive façade upgrades substantially consistent with the façade architecture of the new storage structure, subject to the approval of the Zoning Administrator.
3. The existing parking lot shall be resurfaced, restriped, and maintained in good condition following completion of construction.
4. New storage structure limited to 42,000 square feet.
5. No outdoor storage, RV storage, boat storage, or contractor storage shall be permitted.
6. The rezoning approval shall permit only the expansion of the existing self-storage use on the subject property and shall not establish self-storage facilities as a permitted use generally within the CG district.
7. Minor amendments to this ordinance may be permitted with Zoning Administrator approval. Major amendments would require a rezoning, consisting of a Planning Commission recommendation, Town Council vote, and a public hearing. The Zoning Administrator shall determine if an amendment is minor or major, and appeals to the Zoning Administrator may be made by the applicant to the Board of Zoning Appeals.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 16th day of June, 2026, that the Zoning

ORDINANCE 26-11

Classification pertaining to the subject parcel be hereby re-classified from its current zoning of CG, General Commercial to CG, General Commercial with Conditions; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Irmo be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 16th day of June, 2026

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: May 19, 2026

2nd Reading: June 16, 2026

Public Hearing: June 16, 2026

Israel Friedman

Submission Date Apr 3, 2026 3:55 PM

Applicant Name Israel Friedman

Applicant Email [REDACTED]

Applicant Phone Number [REDACTED]

Relationship to Property Owner Same

Please describe the property to be rezoned 7949 Broad River Rd. Irmo, SC 29063 - 04006-02-25

Proposed Zoning CG, General Commercial

Describe in detail the reason for your request We are requesting this rezoning to enable a more effective and sustainable use of the plaza. The existing vacant units have proven difficult to lease, indicating limited demand for their current use. In contrast, Irmo Storage has demonstrated strong performance at this location, and market conditions suggest there is a clear and ongoing need for climate controlled self-storage in this area.

How does the proposed zoning designation complement the surrounding area? The proposed zoning would complement the surrounding area by enabling the revitalization and reinvestment of a currently underutilized property. At present, the site consists largely of vacant space and unattractive units, which detract from the overall appearance of the area. The requested zoning would allow for meaningful upgrades, including renovation of existing buildings, construction of a new building, and the addition of substantial landscaping improvements. Collectively, these enhancements would significantly improve the visual character of the property and contribute positively to the continued growth and appearance of the Irmo community.

Please upload any supporting documentation, such as concept plans, maps, plats, renderings, etc.



Irmo one story EAST ELEV.pdf



Rendering - Irmo.jpg



Broad River Storage 3-5-2... .pdf



MidlandsLS.FriarsgatePlaz... .pdf

Applicant Signature

A handwritten signature in black ink, appearing to be 'y h' followed by a long horizontal stroke.

Today's Date

Apr 3, 2026



Staff Report

Amendment to the Zoning Map

DATES: Planning Commission: May 11, 2026
Public Information Session: May 18, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Rezoning Request

SUBJECT PROPERTY: Approximately 67.35 acres located at or near 1424 Shady Grove Road, Richland County TMS # R03300-03-02, -37, & -44

ACTION REQUESTED: Rezoning of property from CG, General Commercial with conditions to RN, Negotiated Residential

Background

The applicant is seeking to rezone the subject property to Negotiated Residential, placing 200 apartment units, 90 duplex units, and 40 single family detached units on the three lots. The developer specializes in affordable and attainable housing, and is requesting that the apartment units be workforce housing, while the duplex units would be affordable and restricted to seniors. The detached units would be market rate, providing a buffer between the Caedmon's Creek neighborhood and the subject development.

The developer applied for funding for the 200 apartment units in 2026 and will apply for funding for the 90 duplex units beginning in 2027 and annually thereafter until funded.

Per the developer:

“Affordable Housing” shall mean housing intended for households earning at or below specified Area Median Income (“AMI”) levels, adjusted for household size, as published annually for the applicable Metropolitan Statistical Area (MSA).

“Workforce Housing” shall mean housing intended to serve working individuals and families employed within the local and regional economy, generally at income levels that do not permit reasonable access to market-rate housing within the area. By way of example, such households may include teachers, healthcare workers, first responders, municipal employees, retail employees, hospitality workers, skilled tradespeople, and similar occupations.

The development shall maintain an average affordability level of approximately sixty percent (60%) of Area Median Income (AMI), with no household exceeding eighty percent (80%) of the AMI.

Residents are anticipated to consist primarily of working households and families whose employment income supports their ability to pay rent and contribute to the local economy and community.

The financing for these types of developments typically includes a commitment to maintain a long-term affordability period such as:

- 15-year initial compliance period, plus
- 15-year extended use period

Resulting in a total affordability commitment of:

- Minimum 30-year affordability period.
- As such the 30-year commitment will provides a long-term community benefit.

Current Zoning – Definition and Uses

This property was rezoned in March, 2024 to General Commercial with conditions for a proposed volleyball training facility (Ordinance 24-04). This ordinance laid out the following conditions:

1. Commercial uses shall be limited to those permitted in the CN, Neighborhood Commercial District. These commercial uses shall be permitted by right and not subject to the conditions set for businesses located in the Neighborhood Commercial District.

2. Total commercial square footage shall be limited to 110,000 square feet and shall include a hotel. Athletic playing and training facilities shall not be included in this 110,000 square foot limitation.
3. A class D buffer as described in the Zoning Ordinance is required on all property boundaries adjacent to single family detached residential property. Alternately, a one hundred foot (100') natural buffer may be substituted for the Class D buffer with Zoning Administrator approval.
4. If, in the opinion of the Zoning Official, the development is not initiated within two years of rezoning or is otherwise failing to make adequate progress, the planning commission may initiate the rezoning of the property to an appropriate zoning district classification.

Proposed Zoning – Definition and Uses

The applicant is seeking a negotiated residential zoning, which requires conditions be placed on the development. The conditions are as follows:

1. A maximum of 200 apartment units, 90 duplex units, and 40 single family detached units. Changes to unit count of 10% or less may be handled administratively. Greater changes may be considered a major amendment requiring a rezoning and Council approval.
2. The apartment units will be income-restricted workforce housing with below-market rates for a minimum of thirty years following construction.
3. The duplex units will also have less than market rate pricing and will be reserved for those of fifty-five years of age or older.
4. The area designated for the senior duplex units on the approved concept plan shall be reserved for the development of age-restricted affordable senior (age 55+) housing for a minimum period of three (3) years following approval of the first multifamily building permit. During this period, the developer shall make good-faith efforts to secure funding for the duplex units through applicable local, state, and federal affordable housing funding programs.
5. The developer shall provide Town Council with periodic updates regarding the status of funding applications, anticipated timelines, and ongoing efforts related to the senior duplex component, no less frequently than every six (6) months and at such other times as may be reasonably requested by Town Council.

6. In the event funding for the senior duplex units is not secured within the three-year reservation period, any proposed alternative use of the reserved duplex area shall require review and approval by Town Council as a major amendment to the negotiated residential zoning conditions.
7. The single-family detached units may be rented or sold at or below market rate
8. A natural/enhanced buffer of at least 50' will be placed against all neighboring properties.
9. Amenities will be placed on the property, to include but not limited to a clubhouse, pool, and walking trails. Additional amenities that promote community interaction, wellness, recreation, and quality of life – such as gathering areas, dog parks, playgrounds, and fitness areas and enhanced open space amenities – are encouraged.
10. Amenities will be constructed proportionally with the phases.
11. The apartment buildings and duplex units will feature cementitious exterior materials such as hardiplank, brick, or stone.
12. Parking area and street lighting will be downward directed, shielded, and/or dark sky compliant
13. The developer will comply with all SCDOT and local traffic requirements.
14. The developer shall coordinate with the appropriate controlling agency or municipality regarding pedestrian connectivity improvements, including potential sidewalk connections along Shady Grove Road and toward adjacent commercial areas, subject to easement availability, permitting, and agency approvals.
15. Any changes to these conditions may be considered a major amendment, requiring a rezoning request, public hearing, and approval of Town Council.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	FA, Fringe Agricultural & HM, Homestead (Richland Co.)	Single Family Residential & Vacant
East		I-26
South	RT, Residential Transition	Single Family Residential (Caedmon's Creek)

West	CN, Neighborhood Commercial; HM, Homestead (Richland Co.); & RT, Residential Transition (Richland CO)	Dutch Fork Community Center, Single Family Residential, and Vacant
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Irmo Comprehensive Plan

The Future Land Use Map of the Comprehensive Plan shows the area as a Neighborhood Center. At the time of the writing of the Comp Plan, this area was planned to be a volleyball training center with associated retail and a hotel. In the years since that project has been abandoned. Even still, the proposed use of apartments, duplexes, and single family detached residential is largely in keeping with the allowable uses conceived in the Neighborhood Center designation. The primary difference is the lack of commercial operations. Staff finds the area on Shady Grove to be a better fit for residential than commercial in the absence of the volleyball training facility.

Neighborhood Center

- Neighborhood Centers are generally located near concentrations of existing or planned neighborhoods, along key roadways or at major intersections.
- These areas have small-scale commercial, service and office uses that are typically less than 25,000 square feet and have a height of 1-2 stories.
- Building and parking design and lighting standards limit impact on existing residential development.
- May include limited areas of residential including a mix of housing types including single family homes, house-scale attached structures (i.e. duplexes), townhomes, live/work units and/or apartments.

Staff Findings

With the abandonment of the volleyball training facility, this property was slated to be rezoned to RS, single family residential prior to the applicant’s submittal. Staff feels that this is an appropriate use of the property for the following reasons:

- Residential generates less peak-hour traffic than the previously approved commercial/hotel/sports complex.
- Residential is more compatible with adjacent neighborhoods than commercial intensity.
- The proposal provides transitional housing types.
- The site is adjacent to interstate infrastructure and commercial services.
- The project diversifies housing stock.

Moreover, Town Council has expressed an interest in more affordable units in Town, especially for seniors, so this is in keeping with stated Council strategy.

Staff recommends **APPROVAL** of the rezoning.

Planning Commission

At their May 11 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of this rezoning.

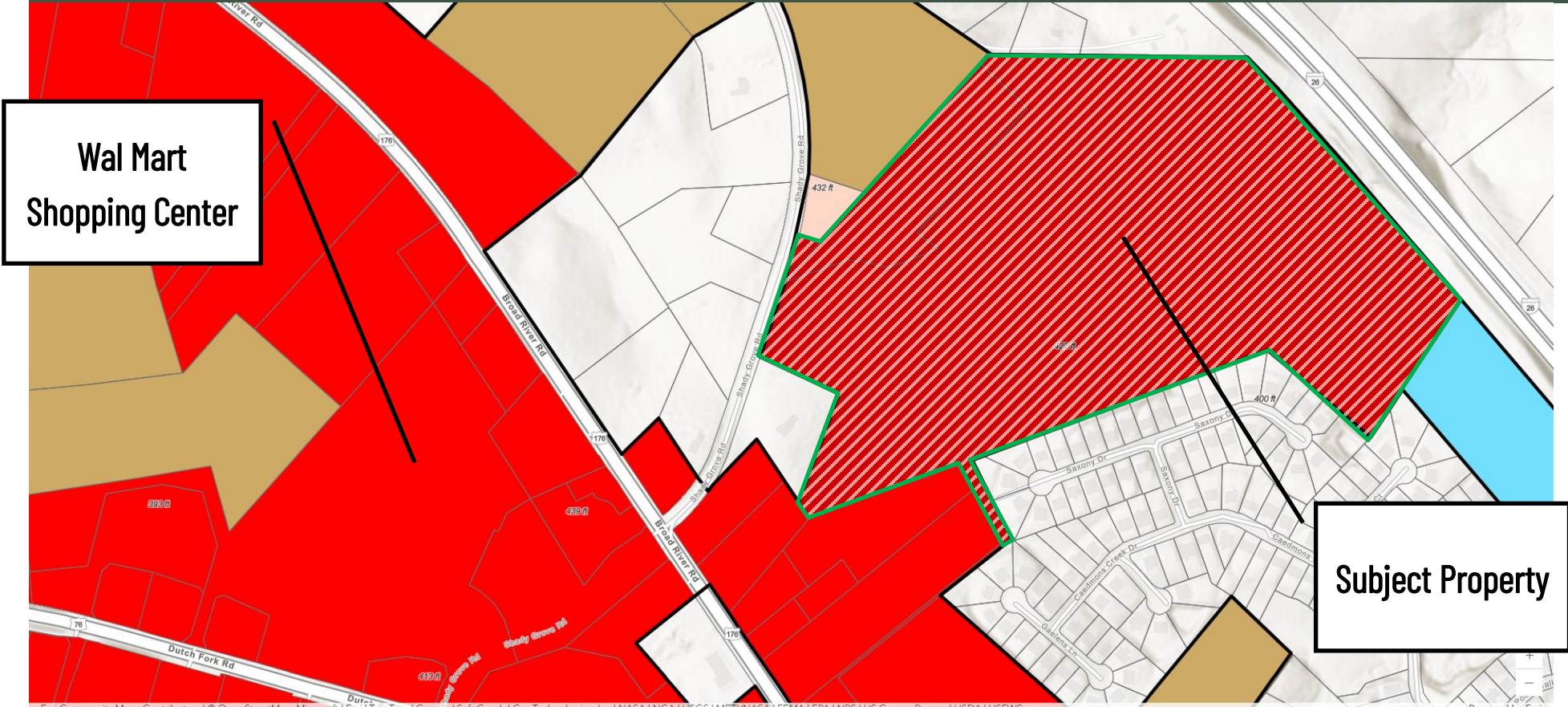
At this meeting, approximately 60 people were in the audience opposed to this rezoning. About a dozen spoke against the project, and they submitted a petition of over 300 names opposed to the project. A quick review of the petition, plus the addresses of the speakers at the public hearing indicated that none of the opposition lived in the Town of Irmo.

Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

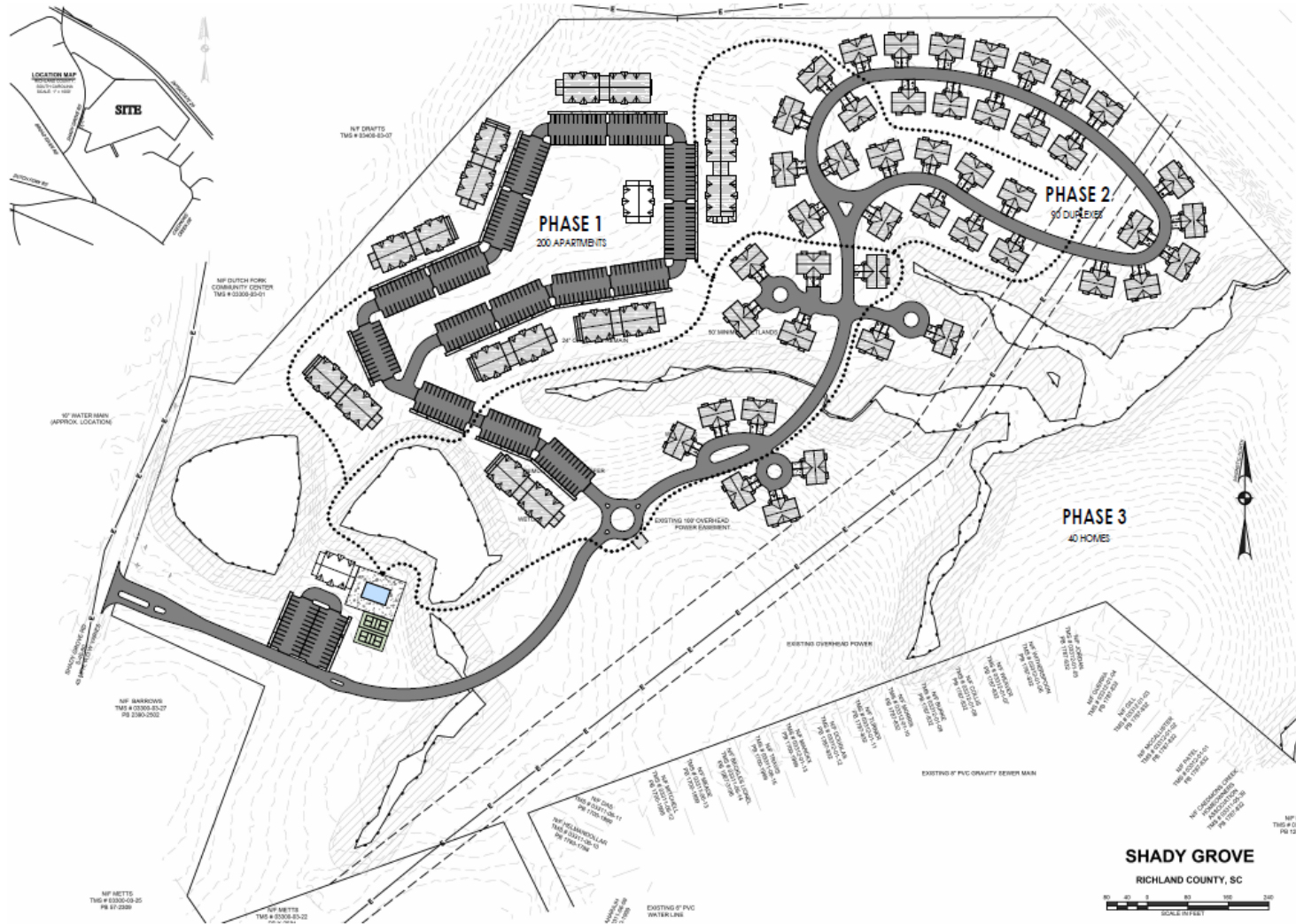


Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

Apartment Rendering



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44
Ordinance 26 - 12

Planning Commission | May 11, 2026
Town Council | May 19, 2026 & June 16, 2026

Clubhouse Rendering



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44
Ordinance 26 - 12

Planning Commission | May 11, 2026
Town Council | May 19, 2026 & June 16, 2026

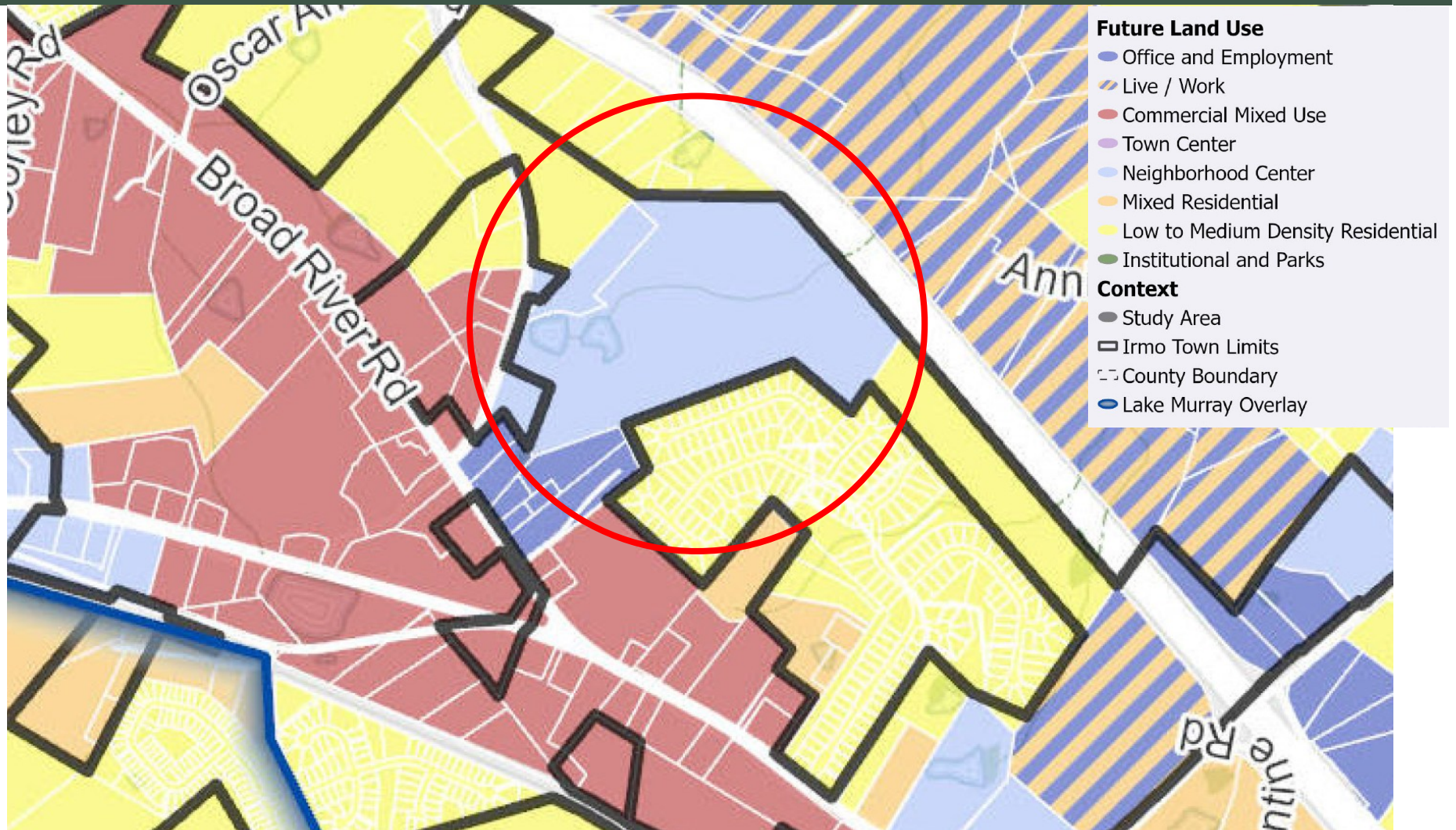
Clubhouse / Pool Rendering



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44 Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



ORDINANCE 26-11

AN ORDINANCE TO RE-CLASSIFY 67.35 ACRES OF REAL PROPERTY LOCATED AT OR NEAR 1424 SHADY GROVE ROAD, TMS R03300-03-02, -37, & -44, FROM CG, GENERAL COMMERCIAL WITH CONDITIONS, TO RN, NEGOTIATED RESIDENTIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF IRMO TO SO REFLECT

WHEREAS, a request has been presented to the Irmo Town Council by the current record titleholder of property located at or near 1424 Shady Grove Road, TMS R03300-03-02, -37, & -44, to re-classify the property from CG, General Commercial with Conditions, to RN, Negotiated Residential; and

WHEREAS, the Town and its Planning Commission, per SC Code § 6-29-760 *Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State’s zoning procedural standards. Simply, notice was advertised in The New Irmo News at least fifteen days prior to the public hearing, notice was conspicuously posted on or adjacent to the property, and a public hearing was held; and

WHEREAS, the Irmo Planning Commission, during a meeting held on May 11, 2026, recommended to the Irmo Town Council to classify said property to the appropriate zoning classification of RN, Negotiated Residential; and

WHEREAS, it is necessary and desirable to reclassify said property to RN, Negotiated Residential, with the following conditions:

1. A maximum of 200 apartment units, 90 duplex units, and 40 single family detached units. Changes to unit count of 10% or less may be handled administratively. Greater changes may be considered a major amendment requiring a rezoning and Council approval.
2. The apartment units will be income-restricted workforce housing with below-market rates for a minimum of thirty years following construction.
3. The duplex units will also have less than market rate pricing and will be reserved for those of fifty-five years of age or older.
4. The area designated for the senior duplex units on the approved concept plan shall be reserved for the development of age-restricted affordable senior (age 55+) housing for a minimum period of three (3) years following approval of the first multifamily building permit. During this period, the developer shall make good-faith efforts to secure funding for the duplex units through applicable local, state, and federal affordable housing funding programs.
5. The developer shall provide Town Council with periodic updates regarding the status of funding applications, anticipated timelines, and ongoing efforts related to the senior duplex component, no less frequently than every six (6) months and at such other times as may be reasonably requested by Town Council.

ORDINANCE 26-11

6. In the event funding for the senior duplex units is not secured within the three-year reservation period, any proposed alternative use of the reserved duplex area shall require review and approval by Town Council as a major amendment to the negotiated residential zoning conditions.
7. The single-family detached units may be rented or sold at or below market rate
8. A natural/enhanced buffer of at least 50' will be placed against all neighboring properties.
9. Amenities will be placed on the property, to include but not limited to a clubhouse, pool, and walking trails. Additional amenities that promote community interaction, wellness, recreation, and quality of life – such as gathering areas, dog parks, playgrounds, and fitness areas and enhanced open space amenities – are encouraged.
10. Amenities will be constructed proportionally with the phases.
11. The apartment buildings and duplex units will feature cementitious exterior materials such as hardiplank, brick, or stone.
12. Parking area and street lighting will be downward directed, shielded, and/or dark sky compliant
13. The developer will comply with all SCDOT and local traffic requirements.
14. The developer shall coordinate with the appropriate controlling agency or municipality regarding pedestrian connectivity improvements, including potential sidewalk connections along Shady Grove Road and toward adjacent commercial areas, subject to easement availability, permitting, and agency approvals.
15. Any changes to these conditions may be considered a major amendment, requiring a rezoning request, public hearing, and approval of Town Council.

ORDINANCE 26-11

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 16th day of June, 2026, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of CG, General Commercial with Conditions to RN, Negotiated Residential; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Irmo be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 16th day of June, 2026

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: May 19, 2026

2nd Reading: June 16, 2026

Public Hearing: June 16, 2026

Christopher Young (for American Commun...

BARR INVESTORS, L.P., PEGGY BARR LEE BARR INVESTORS, L.P., PEGGY BARR LEE

Submission Date Apr 16, 2026 12:15 PM

Applicant Name Christopher Young (for American Community Developers, Inc.)

Applicant Email [REDACTED]

Applicant Phone Number [REDACTED]

Relationship to Property Owner **Developer**

Property Owner Name BARR INVESTORS, L.P., PEGGY BARR LEE BARR INVESTORS, L.P., PEGGY BARR LEE

Property Owner Email [REDACTED]

Property Owner Phone Number (803) 603-3738

Please describe the property to be rezoned This parcel's address is 1424 Shady Grove Road and is a 67-acre development tract, located just north of Broad River Road and east of Shady Grove Road. This parcel contains 3 distinct parcels, each with its own TMS (tax map sequence) number shown below:

- Parcel 1 R03300-03-37 BARR INVESTORS L.P.
- Parcel 2 R03300-03-02 LEE PEGGY BARR
- Parcel 3 R03300-03-44 LEE PEGGY BARR

Proposed Zoning **Negotiated Residential**

Describe in detail the reason for your request The purpose of this rezoning request is to allow for the development of a mixed residential community consisting of approximately 200 workforce and attainable housing

units, 120 senior housing units, and 50 single-family homes, along with appropriate open space and supporting amenities to serve the residents and ensure compatibility with the surrounding area.

How does the proposed zoning designation complement the surrounding area?

The higher-density multifamily components will be concentrated toward the northern portion of the property, while the single-family homes and open/green space areas will be located along the southern portion to provide an appropriate transition to the adjacent single-family neighborhood. Per this concept, density will be below 6 units per acre.

Applicant Signature

A handwritten signature in black ink that reads "Chris Young". The signature is written in a cursive, slightly slanted style.

Today's Date

Apr 16, 2026



Staff Report

Amendment to the Zoning Ordinance

DATES: Town Council Workshop: May 5, 2026
Planning Commission: May 11, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Zoning Ordinance Amendment

ACTION REQUESTED: Consideration of an ordinance to amend the Zoning Ordinance, Sec. 2-3.7,
Conditional Uses for Home Occupations

Background

At the May, 2026 Council Workshop, Councilman Ward suggested changes to the Home Occupation ordinance. A resident would like to open a beauty shop in her home garage, but the current ordinance does not allow home based businesses to be in garages or other accessory structures. However, the state cosmetology board requires that such uses be in an accessory and not the primary structure. This led to a desire to revisit the entire ordinance and look at a more comprehensive update, including floor area, outside employment, and traffic generation requirements.

Text Amendment: See Attachment

Staff Findings: Staff recommends **APPROVAL** of this zoning ordinance change

Planning Commission: At their May 11 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the ordinance update

ORDINANCE 25 – 09

AN ORDINANCE TO AMEND APPENDIX A OF THE IRMO MUNICIPAL ORDINANCE; ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 2 – CONDITIONAL USES FOR HOME OCCUPATIONS

WHEREAS, the Town of Irmo desires to strengthen its Municipal Ordinance and its Code of Zoning and Land Development Regulations, amending said Code to address noted errors, omissions, vague language, and add appropriate standards; and

WHEREAS, the following text amendment to the Irmo Municipal Ordinance and Code of Zoning and Land Development Regulations has been proposed through collaboration with the Planning Commission; and

WHEREAS, the Planning Commission, at their May 11, 2026, meeting, voted to recommend approval of this amendment, as attached; and

WHEREAS, Council wishes to amend the Code of Municipal Ordinance as attached;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 16th day of June, 2026, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

PASSED AND ADOPTED this 16th day of June, 2026.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: May 19, 2026

2nd Reading: June 16, 2026

ORDINANCE 25 – 09

Changes to Appendix A of the Municipal Code of Ordinance

Remove current Section 2-3.7 and replace with the following:

Section 2-3.7 Conditional Uses for Home Occupations

2-3.12. Conditional uses for home occupations.

A. Purpose and Intent

The purpose of this section is to permit limited business activities within residential zoning districts that are incidental and subordinate to the residential use of the property, while preserving the residential character of surrounding neighborhoods and protecting adjacent properties from adverse impacts.

Home occupations are intended to accommodate modern remote work and small-scale business activity that is compatible with residential living and does not function as a commercial enterprise in appearance, intensity, or impact.

B. Permitted Home Occupations

Home occupations may be permitted as an accessory use to a lawful dwelling unit within residential zoning districts, subject to the standards of this section.

Examples of home occupations that may be permitted include, but are not limited to:

- professional offices;
- remote work and consulting services;
- tutoring or educational instruction;
- music or art instruction;
- artists and craftspeople;
- personal services conducted by appointment only;
- online retail sales with incidental shipping;
- cottage food operations otherwise permitted by law;
- small-scale custom fabrication or repair conducted entirely indoors; and
- similar uses determined by the Zoning Administrator to be consistent with the intent and standards of this section.

The listed examples are illustrative only and shall not be interpreted as an exhaustive list of permitted home occupations.

C. Prohibited Uses

The following uses shall not qualify as permitted home occupations:

- automobile repair, paint, or body work;
- commercial kennels, animal boarding, or animal breeding operations;
- restaurants, cafes, or food service establishments open to the public;

ORDINANCE 25 – 09

- funeral homes;
- heavy equipment sales, rental, or storage;
- warehousing or distribution centers;
- manufacturing involving hazardous materials, explosive materials, excessive noise, vibration, smoke, odor, glare, or dust;
- uses involving outdoor storage of materials, equipment, inventory, or vehicles;
- uses generating customer, employee, delivery, or vehicular traffic inconsistent with the residential character of the neighborhood; and
- any use determined by the Zoning Administrator to function primarily as a commercial enterprise rather than an accessory residential use.

D. Administrative Interpretation

The Zoning Administrator shall determine whether a proposed use qualifies as a permitted home occupation based upon the standards and intent of this section and the compatibility of the proposed use with the residential character of the neighborhood.

In making such determination, the Zoning Administrator may consider factors including, but not limited to:

- anticipated traffic and parking impacts;
- frequency of customer or delivery visits;
- hours of operation;
- noise, odor, vibration, or other external impacts;
- outdoor activity or storage;
- visibility of the business activity from adjacent properties or public rights-of-way; and
- whether the use remains clearly incidental and subordinate to the residential use of the property.

Any determination made by the Zoning Administrator under this section may be appealed to the Board of Zoning Appeals in accordance with the procedures established elsewhere in this Ordinance.

*NOTE: Section E, below, is the current ordinance. Changes to the current ordinance are notated by ~~strikethrough~~ and **red lettering**.*

E. Conditional Requirements

Home occupations, as defined by this appendix, shall meet the following requirements where conditionally permitted by Table 1:

1. Home occupations shall remain incidental and subordinate to the residential use of the property
2. ~~The home occupation shall be carried on wholly within the principal residence. Attached or detached garages, storage buildings, barns, workshops, and other auxiliary structures may be used only for the storage of parts and materials.~~

The home occupation shall be carried out within the principal residence or within any accessory structure, including but not limited to attached or detached garages, storage

ORDINANCE 25 – 09

- buildings, accessory dwelling units, or workshops, provided such structures comply with all applicable building and safety codes.
3. ~~The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal residence.~~
The floor area dedicated to such use shall not exceed twenty-five (25) percent of the total finished floor area of all structures on the property, or six hundred (600) square feet, whichever is less
 4. No activity shall be conducted out of doors, nor shall there be any outdoor storage, display, or refuse area in the yard.
 5. No merchandise or articles shall be displayed so as to be visible from outside the principal residence.
 6. ~~No person not residing in the principal residence shall be employed on the premises.~~
No more than one (1) person not residing in the principal residence shall be employed on the premises at any time
 7. No traffic shall be generated in an amount above that normally expected in a residential neighborhood. Traffic includes customer visits as well as commercial deliveries and pickups. Traffic determined by the Zoning Administrator to exceed levels normally associated with a residential neighborhood shall be prohibited.
 8. ~~No parking is needed above what is required in residential off-street parking.~~
All parking associated with the home occupation shall occur on improved surfaces located on the subject property. On-street parking associated with the home occupation shall be prohibited.
 9. Client visits shall be by appointment only, 8 a.m. to 8 p.m.
 10. There is no alteration whatsoever of the residential character of the building(s) and/or premises.
 11. ~~No display, rental, or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.~~
Retail sales associated with products produced on the premises as part of the permitted home occupation shall be permitted. Limited incidental retail sales of related products not produced on-site may also occur, provided such sales are clearly accessory to the home occupation and do not alter the residential character of the property, generate excessive traffic, or involve outdoor display or storage.
 12. The occupation shall not be used for receptions, parties, etc., in which the resident receives a fee or compensation.
 13. The occupation, profession, or trade must be properly licensed by the town and generate no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
 14. Approval of a home occupation does not exempt the property owner from compliance with applicable building, fire, accessibility, health, or licensing requirements.



Staff Report

Accommodations Tax Distribution

DATE: May 4, 2026 (Accommodations Tax Committee)
May 19, 2026 (Town Council)

TO: Irmo Accommodations Tax Advisory Committee
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Accommodations Tax Distribution Recommendation

General Information

The Town of Irmo is projected to receive approximately \$111,210 in total Accommodations Tax revenue for FY 2025/2026. In accordance with state law, the first \$25,000 of these funds is allocated to the Town's General Fund prior to any further distribution. The remaining balance of \$86,210 is then subject to the statutory allocation requirements outlined below.

An additional 5% of the remaining balance is automatically allocated to the Town's General Fund, leaving \$81,900 to be distributed between the statutory 30% marketing allocation and the 65% tourism allocation.

From State law:

- 30% of the balance must be allocated to a special fund and used for advertising and promotion of tourism to develop and increase tourist attendance through the generation of publicity.
- The remaining balance must be used for tourism-related expenditures. Tourism-related expenditures are defined in the legislation as follows:
 - Advertising and Promotion of Tourism
 - Arts and Cultural Projects/Events
 - Facilities for Civic and Cultural Events
 - Municipality and County Services
 - Public Facilities

- Tourist Transportation
- Waterfront Erosion
- Visitors Centers
- Other

Historically, the Town of Irmo has allocated the 30% funds to an organization that advertises Irmo and promotes tourism, such as Capital City/Lake Murray Country or the Greater Irmo Chamber of Commerce.

The remaining 65% funds have historically been distributed to organizations that run specific events and programs in the Town of Irmo that bring tourists and other visitors to Town, such as the Okra Strut and the International Festival.

The funds available for allocation this year are as follows:

2026 Accommodations Tax Funds (Estimates)	
30% Marketing Funds	\$25,863
65% Event Funds	\$56,037

The Town has received applications from seven different organizations this year, with two requesting the 30% funds and five requesting the 65% event funds.

Applicant	2026 Request	2025 Funding
African American Historical Society of Irmo	\$8,000	-
Capital City / Lake Murray Country	\$25,863	\$26,490.66
Ensemble Eclectica!	\$3,000	\$2,396.44
Harbison Theatre at Midlands Technical College	\$20,000	\$3,000
Irmo Cherry Blossom Festival	\$3,500	
Irmo International Festival	\$20,000	\$7,000
Irmo Okra Strut	\$30,000	\$30,000
Total Funds Requested	\$110,363	\$83,887*

*Total amount includes \$15,000 granted to Greater Irmo Chamber of Commerce. The Chamber did not apply for 2026 A-Tax funds.

Legal Background

As stated in the Irmo Code of Laws, the town accommodations tax advisory committee is created along with the powers and duties as outlined in that law, and whatever other powers and duties as the town council may lawfully provide.

The code also states “the advisory committee shall organize itself electing one of its members as chairperson and one as vice-chair whose terms must be for one year. It shall appoint a secretary who may be an officer or an employee of the governing authority or of the advisory committee. The advisory committee shall meet at the call of the chairperson or a minimum of one time annually. The committee will submit written recommendations to the town council at least once annually regarding the expenditure of state accommodations tax proceeds. The town council may accept, reject, or modify these recommendations. Local Accommodations Tax proceeds must be used for tourism-related projects and programs as defined in S.C. Code 1976, § 6-1-530”.

South Carolina State Law also defines how the received money will be distributed.

Specifically, S.C. Code 1976, § 6-4-10. Allocation to general fund; special fund for tourism; management and use of special fund.

The funds received by a municipality or a county in county areas collecting more than fifty thousand dollars from the local accommodations tax provided in Section 12-36-2630(3) must be allocated in the following manner:

- (1) The first twenty-five thousand dollars must be allocated to the general fund of the municipality or county and is exempt from all other requirements of this chapter.
- (2) Five percent of the balance must be allocated to the general fund of the municipality or county and is exempt from all other requirements of this chapter.
- (3) Thirty percent of the balance must be allocated to a special fund and used only for advertising and promotion of tourism to develop and increase tourist attendance through the generation of publicity. To manage and direct the expenditure of these tourism promotion funds, the municipality or county shall select one or more organizations, such as a chamber of commerce, visitor and convention bureau, or regional tourism

commission, which has an existing, ongoing tourist promotion program. If no organization exists, the municipality or county shall create an organization with the same membership standard in Section 6-4-25. To be eligible for selection the organization must be organized as a nonprofit organization and shall demonstrate to the municipality or county that it has an existing, ongoing tourism promotion program or that it can develop an effective tourism promotion program. Immediately upon an allocation to the special fund, a municipality or county shall distribute the tourism promotion funds to the organizations selected or created to receive them. Before the beginning of each fiscal year, an organization receiving funds from the accommodations tax from a municipality or county shall submit for approval a budget of planned expenditures. At the end of each fiscal year, an organization receiving funds shall render an accounting of the expenditure to the municipality or county which distributed them. Fees allocated pursuant to this subsection must not be used to pledge as security for bonds and to retire bonds. Also, fees allocated pursuant to this subsection must be allocated to a special fund and used only for advertising and promotion of tourism to develop and increase tourist attendance through the generation of publicity, and not used to pledge as security for bonds and to retire bonds.

- (4) (a) The remaining balance plus earned interest received by a municipality or county must be allocated to a special fund and used for tourism-related expenditures. This section does not prohibit a municipality or county from using accommodations tax general fund revenues for tourism-related expenditures.
- (b) "Tourism-related expenditures" include:
- i. advertising and promotion of tourism so as to develop and increase tourist attendance through the generation of publicity;
 - ii. promotion of the arts and cultural events;
 - iii. construction, maintenance, and operation of facilities for civic and cultural activities including construction and maintenance of access and other nearby roads and utilities for the facilities;
 - iv. the criminal justice system, law enforcement, fire protection, solid waste collection, and health facilities when required to serve tourists and tourist facilities. This is based on the estimated percentage of costs directly attributed to tourists;
 - v. public facilities such as restrooms, dressing rooms, parks, and parking lots;

- vi. tourist shuttle transportation;
- vii. control and repair of waterfront erosion, including beach renourishment;
- viii. operating visitor information centers.

(c)

- i. Allocations to the special fund must be spent by the municipality or county within two years of receipt. However, the time limit may be extended upon the recommendation of the local governing body of the county or municipality and approval of the oversight committee established pursuant to Section 6-4-35. An extension must include provisions that funds be committed for a specific project or program.
- ii. Notwithstanding the provisions of subsubitem (i), upon a two-thirds affirmative vote of the membership of the appropriate local governing body, a county or municipality may carry forward unexpended allocations to the special fund beyond two years provided that the county or municipality commits use of the funds exclusively to the control and repair of waterfront erosion, including beach renourishment. The county or municipality annually shall notify the oversight committee, established pursuant to Section 6-4-35, of the basic activity of the committed funds, including beginning balance, deposits, expenditures, and ending balance.

(d) In the expenditure of these funds, counties and municipalities are required to promote tourism and make tourism-related expenditures primarily in the geographical areas of the county or municipality in which the proceeds of the tax are collected where it is practical.

ACCOMMODATIONS TAX ADVISORY COMMITTEE MEETING DETAILS

The Irmo Accommodations Tax Advisory Meeting is scheduled for May 4th, 2026 at 6 p.m.

As a Committee Member, you are responsible for deciding if you should recuse yourself from any discussions or votes that present a conflict of interest.

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or

may be conflict of interest is the sole responsibility of the committee member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

There will be Recusal Forms on hand to complete if a Committee Member chooses to recuse themselves.

Please keep your contact information current with Town Staff. If you need to update your information, please email that information to dpolen@townofirmosc.com.

STAFF RECOMMENDATION

Staff’s goal in this recommendation is to prioritize events that generate measurable tourism impact while maintaining support for emerging and community-based events.

Based on a review of attendance, tourism impact, hotel usage, organizational capacity, and alignment with State law, Town Staff recommends the following:

5% Funds			
Town of Irmo	\$ 4,310.50	5%	
30% Marketing Funds			
Capital City/Lake Murray Country	\$ 25,863	30%	
65% Event Funds			
Lexington Health Irmo Okra Strut	\$ 21,553	25%	
Harbison Theatre	\$ 12,932	15%	
Sharpvue International Festival	\$ 7,759	9%	
African American Historical Society of Irmo	\$ 7,759	9%	
Irmo Cherry Blossom Festival	\$ 3,448	4%	
Ensemble Eclectica	\$ 2,586	3%	

Please note: all dollar amounts are estimates at this time based on the two quarterly Accommodations Tax distributions the Town of Irmo has received from the State of South Carolina. Staff requests that the A-Tax Committee recommend a distribution of funds based on **PERCENTAGES** and not actual dollar amounts.

Staff wishes to point out that we recommend that Harbison Theatre be placed in the 65% bucket. They submitted a request for the 30% funds but, as all of their events involve their own venue, Staff feels strongly that the 65% funds are a more appropriate and legally defensible funding source for their endeavors.

ACCOMMODATIONS TAX ADVISORY COMMITTEE RECOMMENDATIONS

At their May 4th meeting, the A-Tax Committee heard presentations from all applicants and voted for the following recommendation:

5% Funds			
Town of Irmo		\$ 4,310.50	5%
30% Marketing Funds			
Capital City/Lake Murray Country		\$ 25,863	30%
65% Event Funds			
Lexington Health Irmo Okra Strut		\$ 21,553	25%
Harbison Theatre		\$ 10,776	12.5%
Sharpvue International Festival		\$ 10,776	12.5%
African American Historical Society of Irmo		\$ 5,173	6%
Irmo Cherry Blossom Festival		\$ 5,173	6%
Ensemble Eclectica		\$ 2,586	3%

FINAL STAFF NOTES

All dollar amounts are estimates at this time based on the two quarterly Accommodations Tax distributions the Town of Irmo has received from the State of South Carolina. Staff recommends that the Council distribute the funds based on **PERCENTAGES** and not actual dollar amounts.

The attached recommendation from the Accommodations Tax Advisory Committee, reflected on the attached resolution, are not final. Council may distribute the funds as it so chooses within the State guidelines for the 65% and 30% funding buckets.

Town of Irmo Resolution No. 26-06

A RESOLUTION TO APPROVE EXPENDITURES OF REVENUES GENERATED FROM THE ACCOMMODATIONS TAX

WHEREAS, under the authority set forth in S.C. Code, Supplement 1997, Title 6, Chapter 4, along with House Bill 3851, the Town of Irmo has established an Accommodations Tax Advisory Committee under Town Ordinance 16-19; and

WHEREAS, the Accommodations Tax Advisory Committee is required to make recommendations to the Irmo Town Council on the expenditures of revenues generated from the accommodations tax; and

WHEREAS, the Town of Irmo announced and accepted FY27 Tax Fund Applications that were made available to the Accommodations Tax Advisory Committee for review; and

WHEREAS, on May 4, 2026, the Irmo Accommodations Tax Advisory Committee convened, reviewed the applications, and recommended that the funds be awarded as follows:

30% Restricted Funds:

Capital City/Lake Murray Country – 30%

65% Special Funds

Lexington Health Irmo Okra Strut – 25%

Harbison Theatre at Midlands Technical College – 12.5%

Sharpvue Irmo International Festival – 12.5%

African American Historical Society of Irmo – 6%

Irmo Cherry Blossom Festival – 6%

Ensemble Eclectica! – 3%

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA, THAT THE FY2027 ACCOMMODATIONS TAXES BE DISTRIBUTED AS FOLLOWS:

30% Restricted Funds:

Capital City/Lake Murray Country – 30%

65% Special Funds

Lexington Health Irmo Okra Strut – 25%

Harbison Theatre at Midlands Technical College – 12.5%

Sharpvue Irmo International Festival – 12.5%

African American Historical Society of Irmo – 6%

Irmo Cherry Blossom Festival – 6%

Ensemble Eclectica! – 3%

Town of Irmo Resolution No. 26-06

PASSED AND ADOPTED this 19th day of May, 2026

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*



MPA Media Corporation
Prepared for the Town of Irmo

Overview

MPA Strategies provides **comprehensive Public Information Officer (PIO), media, and marketing services** designed to elevate the Town of Irmo’s communication efforts, strengthen public trust, and ensure timely, accurate, and engaging information reaches residents, businesses, and stakeholders. Our approach combines strategic messaging, responsive media relations, and graphic design services to position Irmo as a great place to call home and a community-centric, small business-friendly local government.

PIO Services

MPA CEO, Ashley Hunter, serves as the Town’s dedicated media liaison; functioning as an extension of the talented Town staff to manage day-to-day public information needs and high-level strategic messaging. Hunter is one of the **few statewide PIOs that are certified by both FBI-LEEDA and FEMA** to provide the Town of Irmo with well-prepared, advanced-level media services during extreme weather and law enforcement incidents. Core PIO services include:

- **Media Relations & Press Management:** Drafting and distributing press releases, coordinating interviews, and serving as the primary liaison between the Town and local/regional media outlets.
- **Crisis Communications:** Rapid-response messaging, issue management, and coordinated communication strategies during emergencies or sensitive situations.
- **Message Development:** Crafting clear, consistent messaging for Town initiatives, policies, and leadership communications.
- **Public Notices & Official Statements:** Ensuring timely and compliant dissemination of public information.
- **Spokesperson Support:** Media preparation, training, and talking points for elected officials and staff as needed.

Strategic Communications & Content Development

MPA will create and execute a cohesive communications strategy that aligns with the Town’s priorities and community expectations:

- **Content Creation:** Development and design of social media posts, event flyers, and community announcements.
- **Campaign Development:** Strategic promotion of Town initiatives, events, and law enforcement initiatives.
- **Community Engagement:** Increased visibility and participation through targeted messaging and storytelling. MPA also makes sure the local media is aware of community engagement initiatives and events.

Media Monitoring & Reporting

- Tracking daily media coverage, public sentiment, and emerging issues.
- Providing regular reports with actionable insights to inform leadership decisions.

Added Value

MPA Strategies brings a deep understanding of municipal communications, local media landscapes, and community-first messaging. Our team is proactive, creative, and focused on not just sharing information but shaping public perception and strengthening the Town's reputation.

Additionally, MPA's **South Carolina Purchasing and Procurement Digest** provides the Town of Irmo with a powerful, platform for actively seeking public and private funding opportunities.

Conclusion

Through a partnership with MPA Strategies, the Town of Irmo will gain a dedicated, experienced communications team committed to transparency, engagement, and strategic growth. Our PIO and media services ensure the Town's voice is clear, consistent, and impactful—keeping residents informed and connected.



MPA Media Corporation

Prepared for the Town of Irmo

Town Press Releases/Media Initiatives:

- Mayor's Uplift Initiative Press Conference Advisory
- Mayor's Uplift Initiative Launches New Website and Community-Wide Call for Donations to Support Irmo Families and Youth this Holiday Season
- Hush No More Walk Press Release & Media
- Motown Night Event Press Release
- Motown Night Media Event Reminder and Details
- Irmo Weather Advisory
- Irmo Mayor Appointed to the National League of Cities Committee
- Town of Irmo Helps Launch Fundraising Campaign for Crossbuck Play Space at Rawls Creek Park
- Councilman Mike Ward Addresses Pack 95 Cub Scouts Press Release
- Irmo Names Deputy City Manager, Nicholle Burroughs
- Councilman Mike Ward Completes SC Palmetto Leadership Academy
- Town of Irmo to Close Spring Concert Series with Beatles Tribute Finale

Graphics Created:

- Mayor's Uplift Initiative Invitation
- Mayor's Uplift Initiative Donor Board
- Motown Night Graphics Series and Events Flyer
- Winter Weather Tips for Town and IPD
- Mayor Appointed to the National League of Cities Graphic
- Irmo Missing Teen - Irmo Police Department
- Councilman Mike Ward Completes SCPLA
- Burroughs Named Deputy Town Administrator

Irmo Little League Community Celebration:

- Develop Irmo Little League Community Celebration Event Plan
- Coordinate Media set-up for WIS Live Broadcast
- Day of filming, welcome video for ILL Community Celebration
- Mayor and Bobby Jensen Interviews at ILL Community Celebration
- Calls with WIS Production team and Engineer
- Media Reminder with Set Up and Timeline
- Set up preview interview with Kevin Cohen Radio Show

Irmo PD:

- Worked with John Monk on the Gary Watts Arrest
- Byron Jackson Press Release

- Byron Jackson Research, Media Statement & 6 days of Media Follow Up
- Byron Jackson Incident Timeline Press Release
- Penland Review and Press Release
- Penland AG Letter Media Statement
- Sulaymaan Benoit Arrest Press Release & Follow Up
- Kalen Logan Attempted Murder Arrest Press Release and Follow Up
- IPD Press Release for Shop with a Cop
- IPD Shop with a Cop Graphics
- Irmo PD Joins New Initiative to Strengthen Officer Wellness and Support Press Release & Graphics & Social Media Post
- Child Abuse Awareness Month Graphics and Social Media

Okra Strut:

- Secured Emcee Erika Glover
- Emcee Script and Day of Details
- Coordination of Live Broadcast with WLTX

Other:

- Mayor's Uplift Initiative Website
- Mayor's Uplift Initiative E-Commerce platform
- Mayor's Uplift initiative Application for Donors
- Mayor's Uplift Initiative Tax ID, IRS & Non-Profit and Secretary of State Applications
- Review Irmo Thrives Initiative, Feedback and Logo Variations & Design
- Calls and Emails with Stacy Jackson on the "Come Play with Us" Initiative

Prepared May 12, 2026

mpamediacorp.com



Proposed Agreement for Services

The Town of Irmo
July 1, 2026

This agreement is in consideration of public relations, media relations, graphic design, the SC Purchasing and Procurement Digest, PIO for IPD, Irmo Believes promotion, and general communications consulting services to be rendered by MPA Media Corp. (herein listed as “Consultant”), to the Town of Irmo (herein listed as “Client.”) Consultant will also provide Client a copy of the South Carolina Purchasing & Procurement Digest monthly to aide in grant-writing and project funding.

Services: Effective July 1, 2026 – June 30, 2027, Consultant shall provide the above listed services as needed by Client. Consultant will report directly to the Town Administrator.

Compensation: Client agrees to pay Consultant, on invoice, a monthly fee for services listed above in the amount of \$2,100.00 per month. Each invoice shall be provided to the Town Administrator before the end of each month and is to be paid by the 15th of the following month. If there are any other costs to be reimbursed by the Client, Consultant agrees to obtain consent and pre-approval from Client.

Termination: Either party may terminate the agreement early with a 60-day written notice to the other party. If either party terminates the agreement, a 60-day notice and payment must be rendered from Client to Consultant.

Terms: Client and Consultant agrees to automatically renew contract annually at the start of each fiscal year unless termination or other terms supersede this clause.

Nondisclosure of Confidential Information: Consultant agrees that she shall hold and maintain the Confidential Information of Client in strictest confidence. Confidential Information shall include all non-public or proprietary information unless authorized by the Town Administrator.

Independent Contractor: This Agreement shall not render Consultant an employee, agent of or joint venturer with the Client for any purpose. Contractor is and will remain an independent contractor in its relationship to the Client. The Client shall not be responsible for withholding taxes with respect to Contractor’s compensation hereunder. Contractor shall have no claim against the Client hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, workers’ compensation, health or disability benefits, unemployment insurance benefits or employee benefits of any kind.

Force Majeure: Per this Agreement, “any event of force majeure” means an event beyond the control of the Parties that may prevent a Party from complying with its obligations under this Agreement including but not limited to: acts of God (earthquakes, fires, or other natural disasters), war, contamination, riot, or acts of terrorism.

In any event of force majeure (a) neither Party shall be in breach of this Agreement; (b) the affected Party will provide reasonable notice to the unaffected Party of events; (c) and the time for completion of the services to be performed under this Agreement may be extended by a period equal to the period of interruption caused by the event of force majeure.

Entire Agreement: This Agreement constitutes the entire Agreement and understanding between the parties with respect to the subject matters herein, and supersedes and replaces any prior agreements and understandings, whether oral or written between them with respect to such matters. The provisions of this Agreement may be waived, altered, amended, or repealed in whole or in part only upon the written consent of both parties.

Title and Subtitles: The titles of the sections and subsections of this Agreement and any exhibits are for the convenience of reference only and are not to be considered in construing this Agreement.

No Implied Waivers: The failure of either party at any time to require performance by the other party of any provision hereof shall not affect in any way the right to require such performance at any time thereafter, nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of any subsequent breach of the same provision or any other provision.

Severability: If for any reason any provision of this Agreement shall be determined to be invalid or inoperative, the validity and effect of the other provisions hereof shall not be affected thereby, provided that no such severability shall be effective if it causes a material detriment to any party.

Applicable Law: This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina, applicable to contracts between South Carolina residents, entered and to be performed entirely within the State of South Carolina.

Notices: All notices, requests, demands, instructions, or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon delivery.

Client: Town of Irmo

Consultant: MPA Media Corp.

Ashley S. Hunter

DATED: April 15, 2026



AGREEMENT FOR SOUTH CAROLINA CODE COMPLIANT SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, but effective as of _____, hereinafter referred to as the effective date, by and between CC&I Services, LLC a limited liability corporation whose office address is 4795 South Church Street Extension, Suite 2, Roebuck, South Carolina 29376, hereinafter referred to as "CC&I", and Town of Irmo a duly organized and validly existing body politic of the State of South Carolina, hereinafter sometimes referred to as "Town".

Witnesseth:

WHEREAS, Town has the need for a qualified firm to provide building department services, construction inspection services, building official services, and plan review services, hereinafter referred to as Services, to Town on an as needed/requested/required basis; and

WHEREAS, the parties hereto now wish to enter into an agreement whereby CC&I will perform the Services for Town on all the terms and conditions as hereinafter set out.

NOW, THEREFORE, for and in consideration of the foregoing, the parties hereto agree as follows:

1. General Scope of Services

- a. CC&I will provide a building department to perform all required services to the public within the needs of providing permits, inspections, plan review and building official services. All inspectors and building officials shall be licensed, as so required, by the State of South Carolina, by the South Carolina Department of Labor, Licensing and Regulations ("LLR") to perform both commercial and residential building inspections, building official services and plan review.
- b. All Inspection Services hereunder shall be performed during normal Town working hours of 8:30 a.m. to 5:00 p.m., Monday through Friday, except for company observed holidays. Weekend and emergency services and/or special request are available with prior consulting with CC&I and Town.
- c. All services performed hereunder shall be performed per the requirements of the Town of Irmo Code, hereinafter referred to as the Town Code, and per any applicable State of South Carolina and/or federal requirements.
- d. It is anticipated that, in the performance of Services hereunder, the Inspectors shall follow the below schedule:
 1. On-site within the Town to provide required construction inspection Services during the hours of Town's operation.
 2. Inspection Services will be provided for all requested inspections scheduled prior to 4:00 p.m. the next business day.

2. Special Representations by CC&I

- a. CC&I is qualified to provide the Inspector to perform the Inspection Services and is licensed/permitted to do so, as applicable, by all public entities having jurisdiction over CC&I and/or the Inspection Services.
- b. CC&I shall maintain all necessary licenses, permits or other authorizations necessary to provide the Inspection Services until CC&I's duties hereunder have been fully satisfied; and CC&I shall ensure that the Inspector maintain all necessary qualifications to perform the Inspection Services.
- c. CC&I assumes full responsibility to Town for the improper acts and omissions of its employees, sub-contractors, or others, if any, employed or retained by CC&I in connection with the Inspection Services.

3. Responsibilities of Town

Town will provide CC&I's Inspectors access to Town facilities and/or information that is reasonably necessary for the performance of the Inspection Services.

4. Term of Agreement

This Agreement shall commence on _____, 20____, and shall continue through _____, 20____, unless earlier terminated by the parties hereto as elsewhere set out herein. If a renewal contract has not been completed within 60 days prior to this expiration of this contract, it shall be automatically renewed for an additional one (1) year period from date provided herein.

5. Termination of Agreement

Either party may terminate this Agreement, or any part of the Agreement upon thirty (30) days written notice with or without cause to the other party hereto. Termination of this Agreement shall not relieve either party of any obligation incurred one to the other prior to said termination, and Town shall pay CC&I for all Services rendered prior to said termination.

6. Compensation

- a. CC&I will collect all fees for permitting, plan review and after hour service fees within its office or website for Services. CC&I will provide to the Town 30% of all collected fees paid for by company check on a calendar monthly schedule, made payable by the 15th of the month that ended the previous month.
- b. CC&I shall keep a record of all transactions to include date, type of fee collected and total of fee. These records will be made available to the Town with each monthly payment and at any time requested by the Town.

7. Special Provisions

All documents, data and/or information provide by Town to CC&I hereunder, and all information, data, and documentation generated by CC&I for Town hereunder, shall be treated as confidential, and CC&I shall not divulge same to third parties without the express, written permission of Town, unless disclosure is compelled by a court of competent jurisdiction, or by another governmental entity having competent jurisdiction to compel such disclosure.

8. Obligation to Comply with Laws and Obtain Certificates and/or Licenses

CC&I shall comply with all applicable federal, state, county, and Town laws and ordinances in the performance of its obligations, hereunder, including, but not limited to, the procuring of any necessary business license(s).

9. Independent Contractor

CC&I shall at all times be considered an independent contractor hereunder, and neither CC&I nor its employees shall, under any circumstances, be considered employees of Town. As CC&I is an independent contractor, the Town shall have no liability or responsibility for any direct payments of any salaries, wages, payroll taxes, or any other forms or types of compensation or benefits to any personnel performing services for the Town under this Agreement. CC&I shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing Inspection Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with CC&I, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment.

10. Insurance

CC&I shall provide and maintain insurance for the duration of this Agreement against any and all claims for injuries to persons or damages to property which may in any way arise from, or in connection with, the performance of the work hereunder by CC&I, its agents, contractors, representatives, or employees. Such insurance shall be the minimum amounts:

Minimum Coverages and Limits:

- | | |
|---------------------------------------|-------------------------------------|
| a. Commercial General Liability | \$1,000,000 per occurrence |
| b. General Aggregate | \$2,000,0000 |
| c. Comprehensive Automobile Liability | \$1,000,000 per occurrence |
| d. Workers Compensation | Statutory Limits |
| e. Employers Liability | \$1,000,000/\$1,000,000/\$1,000,000 |

Certificate showing proof such insurance policy shall be submitted to Town prior to commencement of services under this Agreement. Further, it shall be affirmative obligation upon CC&I to advise Town within two days of the cancellation of substantive change of any insurance policy set out herein.

The General Liability policy shall list Town as an additional insured. Such coverage shall be primary to the extent of CC&I's negligence and/or willful misconduct and shall apply separately to each insured against whom claim is made or suite is brought, except with respect to the limits of the insurer's liability.

CC&I shall maintain Workers' Compensation Insurance for all of their respective employees who are in any way connected with the performance under this Agreement. Such insurance shall comply with all applicable state laws.

CC&I shall cause each of its contractors performing services hereunder, if any, to purchase and maintain insurance of the type specified herein, unless CC&I's insurance provides coverage on behalf of each contractor.

11. Third Party Reliance

This Agreement is intended for the mutual benefit of the parties hereto and no third-party rights are intended or implied.

12. Ownership of Documents

The Town shall retain ownership of all work product and deliverables created by CC&I pursuant to the Agreement. All records, documents, notes, data, and other materials required for or resulting from the performance of the Services hereunder shall not be used by CC&I for any other purpose other than the performance of the Inspection Services hereunder with the express prior written consent of Town. All such records, documents, notes, data and other materials shall become the exclusive property of the Town when CC&I has been compensated for the same as set forth herein, and the Town shall thereafter retain sole and exclusive rights to receive and use such materials in such manner and for such purposes as determined by it. If this Agreement expires or is terminated for any reason, all records, documents, notes, data, and other materials maintained or stored on CC&I's secure server pertaining to the Town will be exported into a file and become property of the Town.

The Town and its duly authorized representatives shall have access to any books, documents, papers and records of CC&I that are related to the Agreement for the purposes of audit or examination, other than CC&I's financial records, and may make excerpts and transcriptions of the same.

13. Notices

All notices required hereunder shall be in writing and shall be deemed to have been duly given if either hand delivered or mailed by certified or registered mail, postage prepaid, addressed to that party to whom intended at the address provided below or at such other address as such party shall hereinafter designate to the other party in writing:

CC&I: CC&I Services, LLC
 Attn: E. Wayne Willis, MCP, CBO, CFCO
 4795 S. Church St Ext, Suite2
 Roebuck, SC 29376

TOWN: Town of Irmo
 Attn: Jim Crosland, Town Administrator
 7300 Woodrow St.
 PO Box 406
 Irmo, SC 29063

Any notice so mailed shall be professional carrier certified delivery for tracking such notice.

14. Assignment

The rights and obligations herein shall not be assigned by either party, in whole or in part, without the prior written consent of the other party.

15. Entire Agreement

The Town shall be allowed to rely upon the representatives of the CC&I as set out in the in the Proposal Letter. With the exception of the foregoing, this Agreement constitutes the entire agreement between the parties hereto and may not be modified or amended except in writing signed by all parties hereto. In the case of any conflict between the terms and conditions of the Proposal Letter and this Agreement, the terms of this Agreement shall control.

16. Severability

If any part of the or provision of this Agreement is held invalid or unenforceable under applicable law, such invalidity or unenforceability shall not in any way affect the validity or enforceability of the remaining parts and provisions of this Agreement.

17. Nonwaiver

The waiver by CC&I or the Town of a breach of this Agreement shall not operate as a waiver of any subsequent breach, and no delay in acting with regard to any breach of this Agreement shall be construed to be a waiver of the breach.

18. Employee Verification per the South Carolina Illegal Immigration Reform Act

By entering into this Agreement, CC&I hereby certifies to the Town that CC&I will verify the employment status of any new employees and require any subcontractors or sub-subcontractors performing services hereunder to verify any new employees status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

19. SOLICIATION/ HIRING OF CONSULTANT'S EMPLOYEES

During the term of this Agreement and for one year thereafter, Town shall not solicit, recruit or hire, or attempt to solicit, recruit or hire, any employee or former employee of CC&I who provided services to Town pursuant to this Agreement the Inspector, or who interacted with Town in connection with the provision of such services (including but not limited to supervisors or managers of CC&I, customer relations personnel, accounting personnel, and other support personnel of CC&I. The parties agree that this provision is reasonable and necessary in order to preserve and protect CC&I's trade secrets and other confidential information, its investment in the training of its employees, the stability of its workforce, and its ability to provide competitive building department programs in this market. If any provision of this section is found by a court or arbitrator to be overly broad, unreasonable in scope or otherwise unenforceable, the parties agree that such court or arbitrator shall modify such provision to the minimum extent necessary to render this section enforceable.

20. GOVERNING LAW

This Agreement and the rights, obligations and remedies of the parties hereto, shall in all respects by governed by and construed in accordance with the laws of the State of South Carolina, and venue for the resolution of all disputes regarding the terms of this Agreement or the performance thereunder, whether in law or in equity, shall be exclusively in the courts of the state of South Carolina.

21. Indemnification

Notwithstanding anything herein to the contrary, CC&I shall indemnify and hold Town, its employees, officers, officials, contractors, agents, and/or representatives, free and harmless from and against any and all liabilities, losses, claims, demands, suits, judgements, causes of action and/or expenses of any kind or nature resulting from property damage and/or personal injury, including death, to the extent resulting from or arising out of the negligence and/or willful misconduct of CC&I, its employees, subcontractors, or representatives under this Agreement. Such losses, liabilities, expenses, damages and/or claims shall include, but not be limited to, civil or criminal fines or penalties, a taking, whether direct, indirect or inverse, or for loss of use and/or services, personal injury, death, libel, and slander through all levels of appeals. Should Town be named in any suit, action or claim under the terms

hereof, then CC&I shall appear to the extent obligated herein and defend Town for which the Town shall always have the option to appear and defend such action or claim on its own behalf. The foregoing indemnity shall survive the expiration or termination of this Agreement.

22. Successors and Assigns

The rights and obligations herein shall insure to, and be binding upon, the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the duly authorized representatives of the parties have executed this Agreement as of the date first written.

TOWN OF IRMO

CC&I

_____ Date _____
Jim Crosland
Town Administrator

_____ Date _____
E. Wayne Willis
CEO

_____ Date _____
Name _____
Position _____

_____ Date _____
Jennifer Willis
CFO, Primary Principal

WITNESS

WITNESS

_____ Date _____

_____ Date _____



Staff Report

Consideration of a contract with Asset Technology Group to serve as the Town of Irmo Information Technology vendor (Staff). This is a three-year contract with two optional two-year extensions.

DATES: May 19, 2026
TO: Town Council
FROM: Jim Crosland, Town Administrator
SUBJECT: Consideration of a Contract
ACTION REQUESTED: Consider a three-year contract with Asset Technology Group to serve as the Town's Information Technology provider.

Background

The Town of Irmo issued an IT RFP on March 5, 2026 with a due date of April 24. Twenty-five firms submitted proposals, which were whittled down to three finalists by Staff. Those top three finalists, Cantey Tech Consulting, Pollock Company, and Asset Technology Group, were interviewed by Staff the week of May 11.

Analysis

Staff Findings

Following the interviews, Staff determined that Asset Technology Group offered the best combination of experience, skills, availability, and pricing. Moreover, ATG currently serve as the IT consultant for the Town of Blythewood, who praised their service.

Attachments

1. Asset Technology Group

STATE OF SOUTH CAROLINA) **SUPPORTIVE MUNICIPAL JUDGE**
) **AGREEMENT WITH THE TOWN**
COUNTY OF LEXINGTON) **OF IRMO**

This agreement is made and entered into this 19th day of May, 2026, between the Town of Irmo, South Carolina, hereinafter referred to as “Town,” and the County of Lexington, hereinafter referred to as “County,” and the below-named Magistrates for Lexington County, hereinafter referred to as “Magistrates.”

WHEREAS, Town desired to provide persons charged with offenses by the Town police speedy and efficient access to a public official empowered to administer Municipal Court issues and dispose of cases where such is appropriate; AND

WHEREAS, the County of Lexington and the Chief Magistrate desire to accommodate the City in this regard insofar as feasible and within the best interests of the citizens of the County, AND

WHEREAS, the Supreme Court of South Carolina has authorized a procedure for assigning magistrates to serve as supportive Municipal Judges;

NOW, THEREFORE, pursuant to the authority of the Supreme Court of South Carolina and Lexington County Council, and in accordance with the procedures established by the South Carolina Court Administration, the following agreement is entered into:

1. The Chief Magistrate for Lexington County shall assign Edward Lewis to serve as primary Municipal Judge and Gary Morgan to serve as a backup Municipal Judge in order to conduct bench/jury trials, hold preliminary hearings, issue search and arrest warrants and assist in other judicial duties.
2. The supportive Municipal Judge work shall take place only after the regular magisterial work schedule time for the assigned Magistrate, so that there will be no overlap in the time that the Magistrate serves as County Magistrate and the time he performs the duties as supportive Municipal Judge.
3. The assigned Magistrate shall follow the order of the Chief Justice dated October 26, 2017 that sets forth the financial record keeping standards for Magistrate Court for both the magisterial court and municipal court.
4. The Town agrees to pay to the County an amount which reflects payment of wages and benefits for the services of the Magistrate as Town Judge. The County will increase the compensation the Magistrate receives as provided by the Town, and the County shall make the appropriate withholding and distribute the checks as directed by the Chief Magistrate. The QUARTERLY COMPENSATION will be:

\$1,250 plus the employers’ portion of FICA, Police Retirement, and Worker’s Compensation. The amount is to be paid to the County on the second Friday of the last month of the quarter in the manner prescribed below:

The primary Municipal Judge shall receive full compensation for services rendered to the Town.

The backup Municipal Judge shall receive \$200 compensation per court session held in the absence of the primary Municipal Judge for services rendered to the Town. This amount shall be deducted from the compensation of the primary Municipal Judge.

- 5. The parties hereto agree that this agreement is efficient use of judicial resources. Nothing contained herein shall change the status of the Magistrate so assigned in his/her relationship to the County as a County Magistrate.
- 6. This AGREEMENT shall be terminable at the request of any party upon sixty (60) days written notice to the other parties. Otherwise, the agreement shall continue in effect until the end of the current fiscal year. The agreement will automatically extend for the next fiscal year unless written notice not to extend is given by any of the parties. This Agreement shall be submitted for approval of Lexington County Council each fiscal year. If approved by County Council, this Agreement shall continue in effect without re-signing the Agreement each year.
- 7. This agreement constitutes the entire understanding between the parties, and no oral representations shall be binding unless specifically included herein. Any change or modification hereto must be in writing and signed by both parties.
- 8. This agreement replaces any and all previous agreements of the parties in regard to providing the assignment of Magistrates to serve as Municipal Judges.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 19th day of May, 2026.

WITNESSES:

Town of Irmo
By: _____
Its: _____

County of Lexington
By: _____
Its: _____

The Honorable Matthew Johnson
Chief Magistrate, Lexington County