

ANNUAL MUNICIPAL REPORT
FOR THE YEAR ENDING DECEMBER 31ST, 2022.



REPORT OVERVIEW

This Reidville, SC Annual Municipal Report is designed to provide citizens and other interested parties with an overview of the Town’s 2022 financial results. The Town of Reidville’s 2022 financial information was audited by Highsmith & Highsmith, LLC and has received an unmodified or “clean” audit opinion. The financial portion of this report will highlight the overall financial condition and trends of the Town of Reidville.

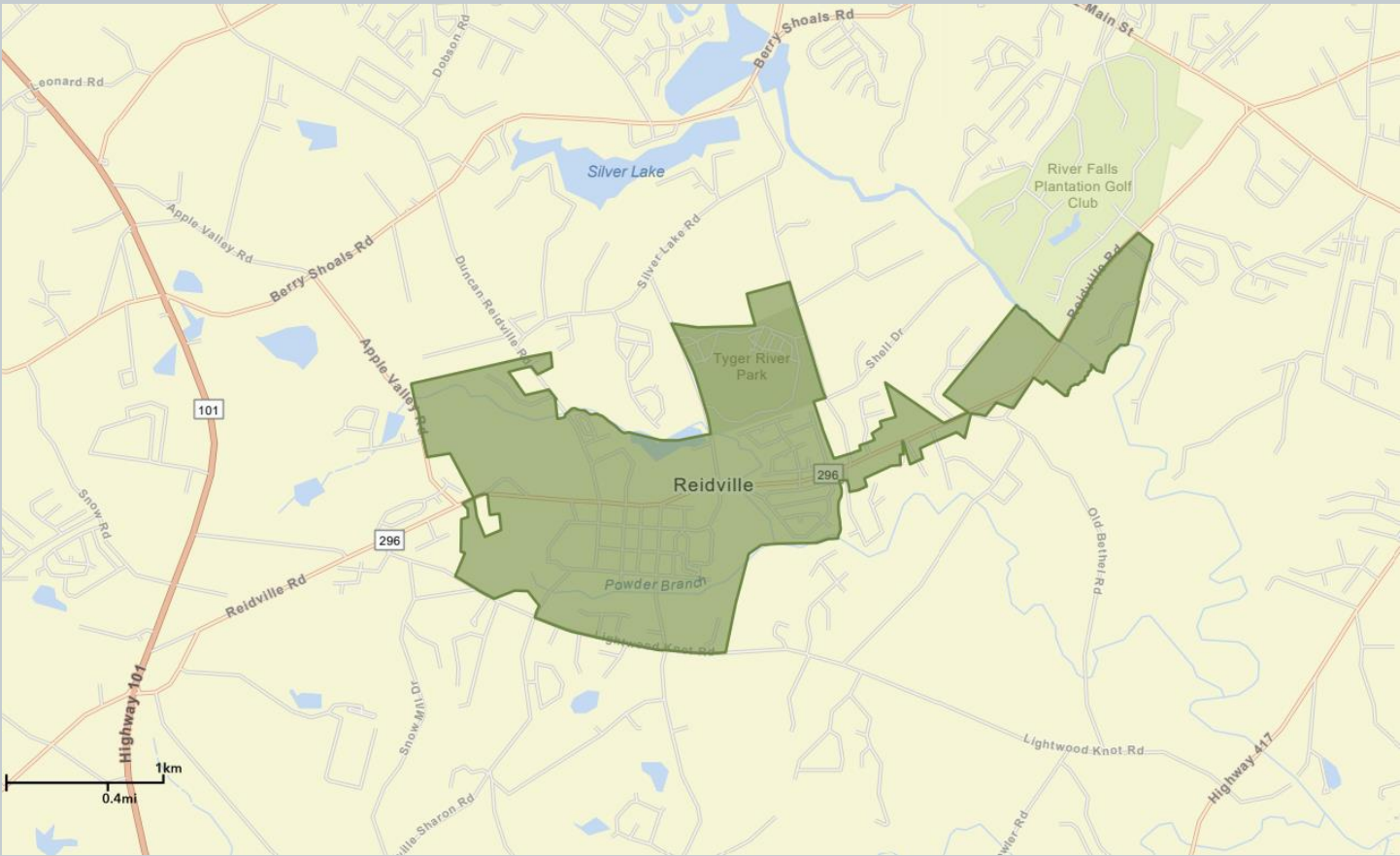


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A Message from Town Administrator

We are pleased to present this year's Annual Report for Fiscal Year 2022 (January 1st, 2022, through December 31st, 2022). Reidville, SC is one of the fastest growing towns in South Carolina yet maintains a small-town community feel. While treasuring our history, we recognize the need for future planning. We are committed to addressing future challenges with a focus on community service, networking, conservation, diversity, people connectivity, and inclusion for all who live, visit, and work in our Town.

We encourage you to contact the Reidville Town Council and Town Staff to share your observations, comments, and concerns to help us better serve our community in the next fiscal year. Customer service remains a top priority in the Town, and we welcome your input and involvement so we can make our community better.

Thank you for your continued support of our Town Employees in their efforts to serve and to protect our neighborhoods and/or businesses every day. It is an honor to serve as your Town Administrator.

Please feel free to contact me at admin@townofreidville.com or at 864-486-9614. Your input is always welcome.

Thank you,

Christine McKaba

Town Administrator Reidville, SC

TOWN COUNCIL MEMBERS



Justin Beardsley, Ward 3-Public Safety Chair **Scott Messenger**, Mayor-Administration Chair **Amy Gore**, Ward 2-Community Development Chair **Bob Jordan**, Ward 1- Public Works Chair **James Richard**, Ward 4- Finance Chair

2022 Objectives

- **Create and Conserve the Place We Love-** Support the development of the Town Center project and enhance Reidville's sense of place. Preserve the significant historical character of the community. Support neighborhood connectivity. Protect established neighborhoods and the town center from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective site and building design.
- **Establish A Network of Neighborhoods-** Promote a range of housing options to meet the needs of current and future residents. Encourage maintenance of existing properties and development of neighborhoods with quality design. Ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
- **Foster A Growing Community and Economy-** Improve policies to encourage entrepreneurship and growth for diverse businesses and attract businesses consistent with Town goals. Provide incentives and flexible zoning mechanisms for property owners and tenants to develop new and upgrade existing businesses. Promote the mix of commercial and office use in a way that fosters collaboration and business growth, while maintaining the positive and unique sense of place in Reidville. Promote walkability. Direct and guide growth in the community through planning, annexation, land use and development review process.
- **Serving the Community-** Establish a public safety program for Reidville. Encourage expanded community recreation facilities and programs. Work with partners to establish plans for public infrastructure expansion. Ensure town staffing levels are sufficient to serve the growing community.
- **Connecting People and Places-** Explore innovative designs for traffic calming, intersection improvements and access management along SC 296. Provide a safe, efficient pedestrian system that provides connections to town amenities. Include coordinated streetscape design to include coordinated signage and lighting that signifies the importance of the surrounding residential, commercial and town center districts, as well as pedestrian sidewalks and safe crossings.

TOWN PLANNING COMMISSION

The Town of Reidville's Planning Commissions purpose is to guide and accomplish a coordinated and harmonious development of the Town of Reidville which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development.

The Planning Commissions general powers and duties are to prepare and make recommendations to council for ordinances pertaining to zoning and land use regulations, review and approve all new subdivisions, review and approve all road names within the Town, implementing plans and programs for zoning ordinances, subdivision regulations, official maps regarding zoning and land use, and is involved in comprehensive planning. All these duties help develop and execute a continuing planning program for the social, physical, and economic growth of the Town of Reidville, SC.

The Planning Commission consists of five members who are appointed by the Town Council. The term of the office is three years (staggard). To be eligible, one must have vested interest in the Town of Reidville.

The Planning Commission typically meets on the 3rd Monday of the month at 6:30pm.

The Town of Reidville is accepting applications for appointment to the Planning Commission. Applications can be obtained by visiting our website or contacting the Town Hall.

2022 Planning Commission Members

Jim Garrison-Chair (term expires Jan. 2024)

Kat Jordan-Vice Chair (term expires Jan. 2026)

Rebecca Youngblood (term expires Jan. 2026)

Kenneth Copeland (term expires Jan. 2024)

TOWN ARCHITECTURAL REVIEW BOARD

The Town of Reidville's Architectural Review Board's purpose is to create a visually attractive and unique community that brings pride to its citizens and allows businesses to thrive all while attempting to maintain Reidville's historic character.

The Architectural Review Board's general powers and duties are to prepare and make recommendations to the Planning Commission and to Town Council the designation of individual historic properties and districts, and to review plans and applications for all construction within historic districts and uniform design standards for nonresidential buildings and any zoning overlay districts and construction or demolition pertaining to designated historic properties. The Architectural Review Board has the authority to approve with modifications or deny approval for such applications to Town Council for ordinances pertaining to zoning and land use regulations, review and approve all new subdivisions, review, and approve all road names within the Town, implementing plans and programs for zoning ordinances, subdivision regulations, official maps regarding zoning and land use, and is involved in the comprehensive planning. All these duties help develop and execute a continued planning program for the social, physical, and economic growth of the Town of Reidville.

The commission consists of five members who are appointed by the Town Council. The term of the office is three years (staggered). To be eligible, one must demonstrate interest, competence, or knowledge of historic preservation. At least one member shall be in a professional position of Architect, Contractor, Engineer, or Landscape Architect.

The Architectural Review Board typically meets on the 1st Wednesday of the month at 6:30pm.

The Town of Reidville is accepting applications for appointment to the Architectural Review Board. Applications can be obtained by visiting our website or contacting the Town Hall.

2022 Architectural Review Board Members

Mel Myers-Chair (term expires Jan. 2024)

John Campbell-Vice Chair (term expires Jan. 2023)

Emily Nugent (term expires Jan. 2023)

TOWN BOARD OF APPEALS

The Town of Reidville's Board of Appeals possesses the authority to hear and decide appeals for variance from the requirements of zoning/land ordinances, decisions of zoning administrator, or issues of special exceptions. The Board of Appeals shall act in accordance with the rules provided and authority granted in S. C. Code 6-29-800 (1976).

The commission consists of five members who are appointed by the Town Council. There are no term limits for the Board of Appeals.

The Board of Appeals typically meets in the evenings as needed when an application has been received for their review. The frequency at which they meet can vary.

The Town of Reidville is accepting applications for appointment to the Board of Appeals. Applications can be obtained by visiting our website or contacting the Town Hall.

2022 Board of Appeals Members

Chris Gowan-Chair

Keith Souderlund-Vice Chair (Not renewing seat)

Virginia Flannigan (Not renewing seat)

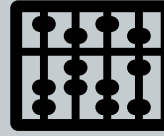
2022 TOWN DEMOGRAPHICS

Population



1,834

Median Age



38.2

75.5 % White

6.5 % Hispanic/Latino

3.2 % Other

.02% American Indian

11.1 % African American

3.2% Asian

6.7 % Two or More Races

.02% Pacific Islander



\$82,854

Median Household Income



\$260,473

Median Home Value



88.7%

Own



5.7%

Rent



5.7%

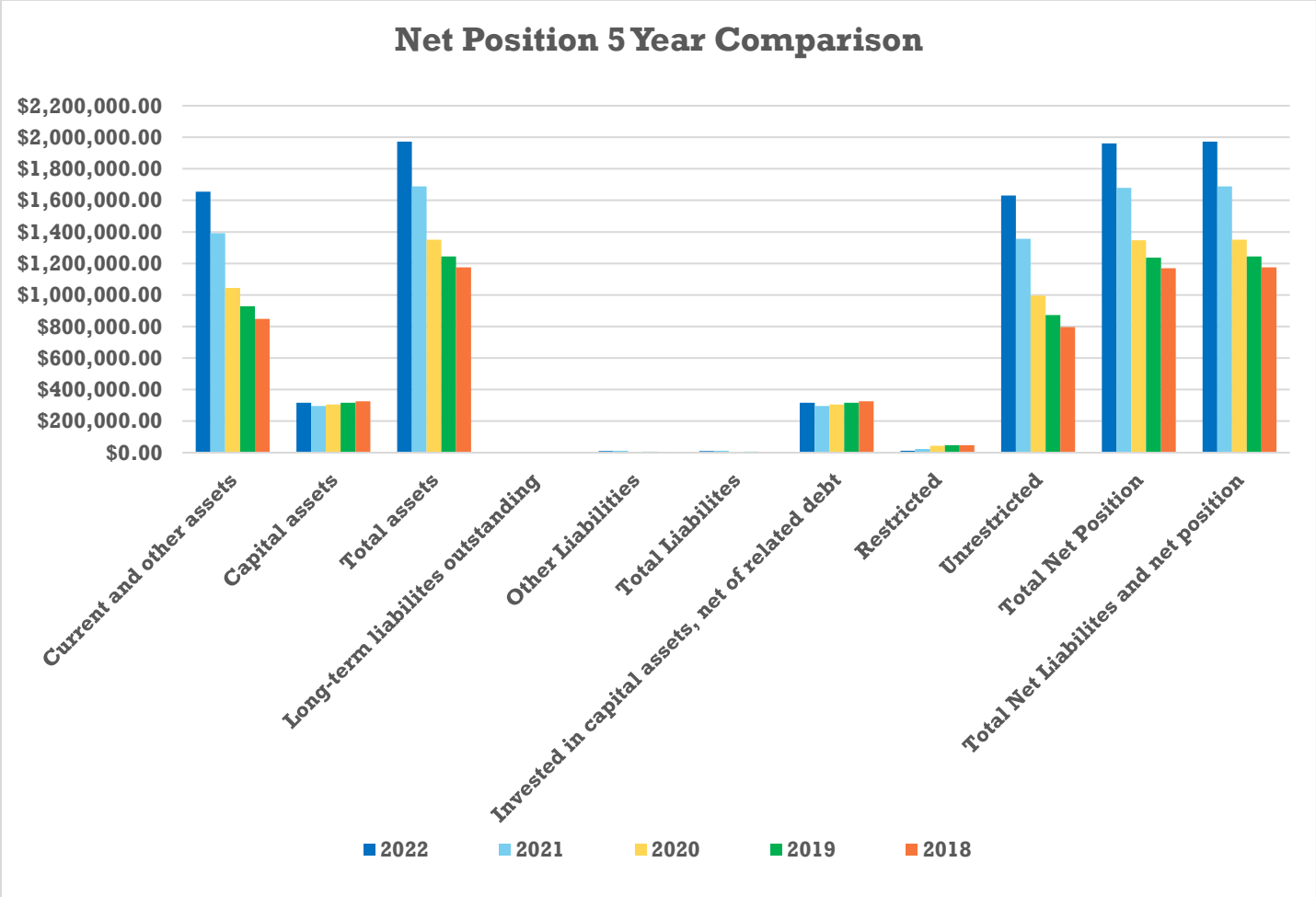
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TOWNWIDE FINANCIAL DATA

NET POSITION BALANCE SHEET

Assets	2022	2021
• Current and other assests	\$1,654,289	\$1,392,556
• Capital Assets	\$ 317,257	\$ 295,582
Total Assets	2022	2021
• Total Assets	\$1,971,546	\$1,688,138
Liabilites	2022	2021
• Long-term Liabilites Outstanding	-----	-----
• Other Liabilites	\$ 10,596	\$ 11,985
Total Assets	2022	2021
• Total Liabilities	\$ 10,596	\$ 11,985
Net Position	2022	2021
• Invested in capital assets, net of related debt	\$ 317,257	\$ 295,582
• Restricted	\$ 12,977	\$ 23,579
• Unrestricted	\$1,630,716	\$ 1,356,992
Total	2022	2021
• Total net position	\$1,960,950	\$1,676,153
• Total liabilities and net position	\$1,971,546	\$1,688,138

Net Position Balance Sheet 5-Year Comparison



Changes in Net Position

Statements provide a summary of amounts received and amounts spent. The difference between expenses and revenues shows the Town's change in net position. A positive change in net position indicates that the Town of Reidville had enough revenue to cover its obligations and the ability to invest for future expenditures.

Program Revenues:	2022	2021
• Charges for services	\$114,039	\$91,051
• Operating Grants	\$ 96,809	\$96,808

General Revenues:	2022	2021
• Property Taxes	\$107,674	\$90,398
• Intergovernmental	\$ 28,562	\$25,574
• Insurance Franchise Fees	\$103,627	\$70,912
• Franchise Fees	\$ 51,757	\$48,245
• Telecommunications Franchises	\$ 7,898	\$ 7,913
• Hospitality Tax	\$ 4,532	\$ 3,118
• Brokers Tax	\$ 9,066	\$ 4,809
• Interest	\$ 1,254	\$ 373
• Miscellaneous	\$ 6,193	\$ 8,291
• Insurance Proceeds	\$ 9,280	\$78,850
• Homestead Exemption	\$ 2,506	\$ 2,495
• Rent	\$ 2,250	\$ 4,950
• Special Events	\$ 1,809	-----

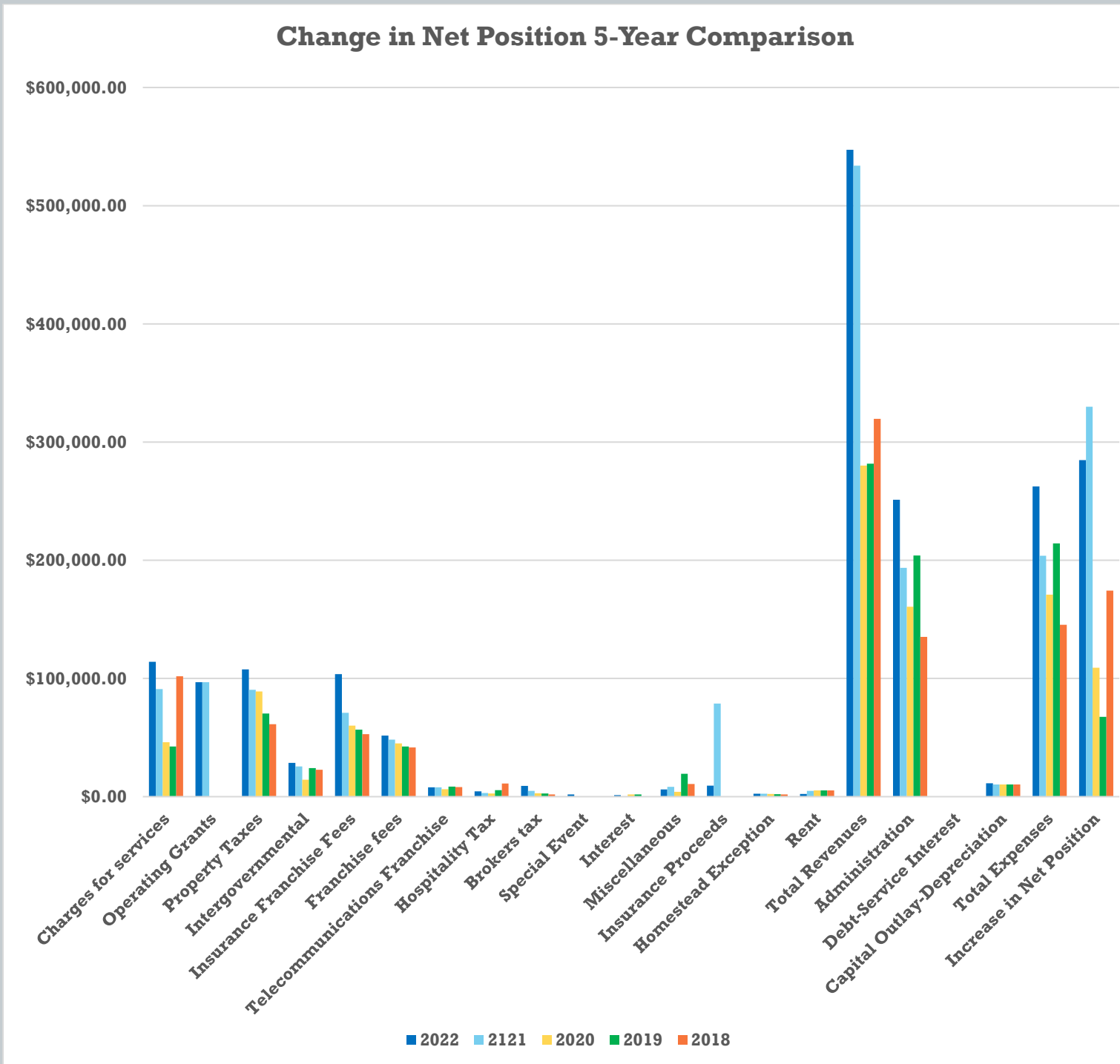
Total	2022	2021
• Total Revenues	\$547,256	\$533,788

Expenses:	2022	2021
• Administrative	\$251,229	\$193,645
• Debt Service-Interest	---	---
• Capital Out-lay Depreciation	\$ 11,230	\$ 10,223

Total Expenses:	2022	2021
• Total Expenses	\$262,459	\$203,868

Increase in Net Position:	2022	2021
• Increase in Net Position	\$284,797	\$329,920

Changes in Net Position 5-Year Comparison



GENERAL FUND

The **General Fund** accounts for revenues and expenditures to carry out basic governmental functions.

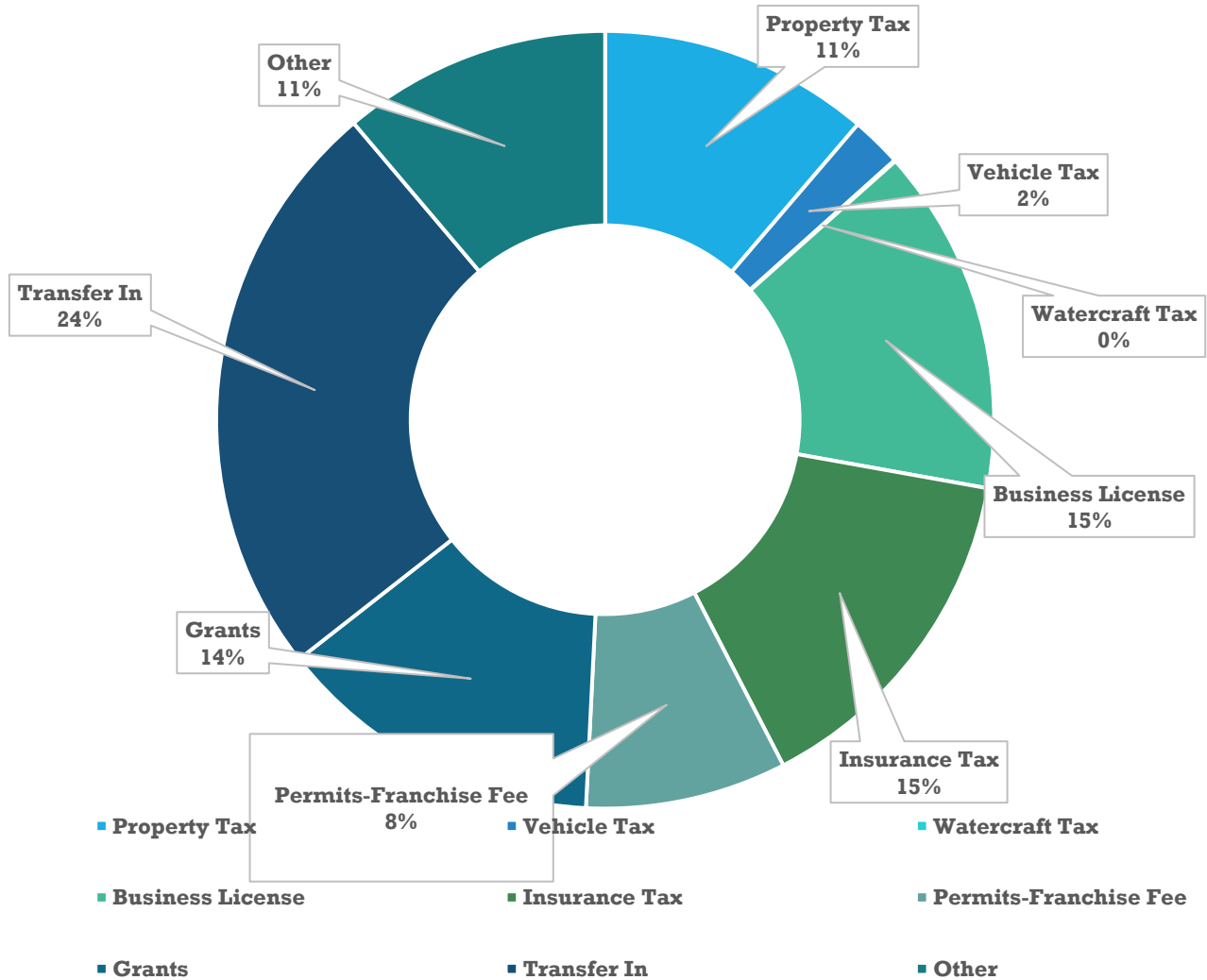
Property taxes the tax levy is determined by market value, assessment ratio (total assessed value) and millage rate. The 2022 Millage rate was 15 (.015). For the year 2022, the Town of Reidville was at a 117% growth rate. The 2023 Town Millage rate will be 18 (.018).

Market value is determined by the Spartanburg County Assessor's Office factoring in size, condition, location, and sale price of comparable properties.

Licenses and permits represent the second-largest revenue source for the Town. Business licenses are among the most significant and the most economically sensitive revenues.

Insurance Tax represents the largest revenue source for the Town in 2022. The South Carolina Department of Insurance is required to collect the broker's premium tax and distribute to the Municipal Association of South Carolina the municipal portion of the tax. As the municipal agent, the Municipal Association of South Carolina distributes the funds to the municipalities. The state law fully complies with the federal law while preserving the designation and collection of a 4 percent state tax and a 2 percent municipal broker's premium tax.

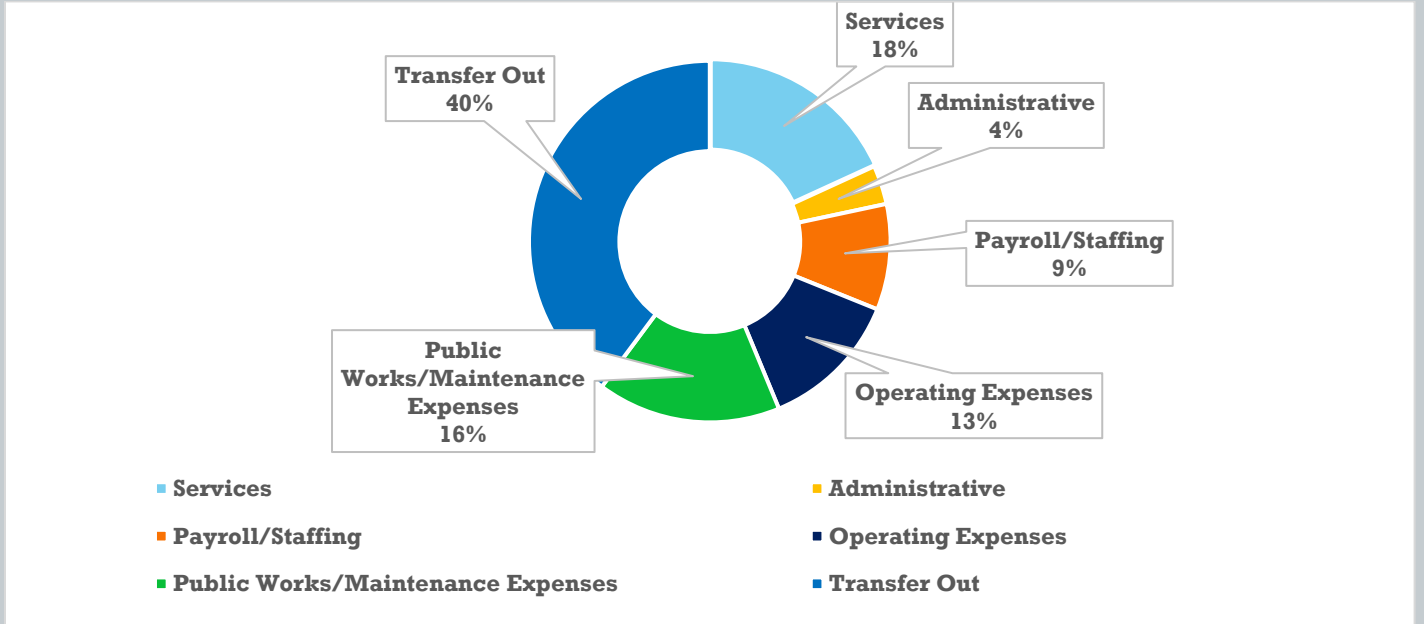
2022 General Fund Revenue



<u>Property Tax</u>	<u>\$7,9902.15</u>
<u>Business License</u>	<u>\$10,2238.69</u>
<u>Grants</u>	<u>\$9,6808.88</u>
<u>Vehicle Tax</u>	<u>\$1,4926.16</u>
<u>Insurance Tax</u>	<u>\$103,627.03</u>

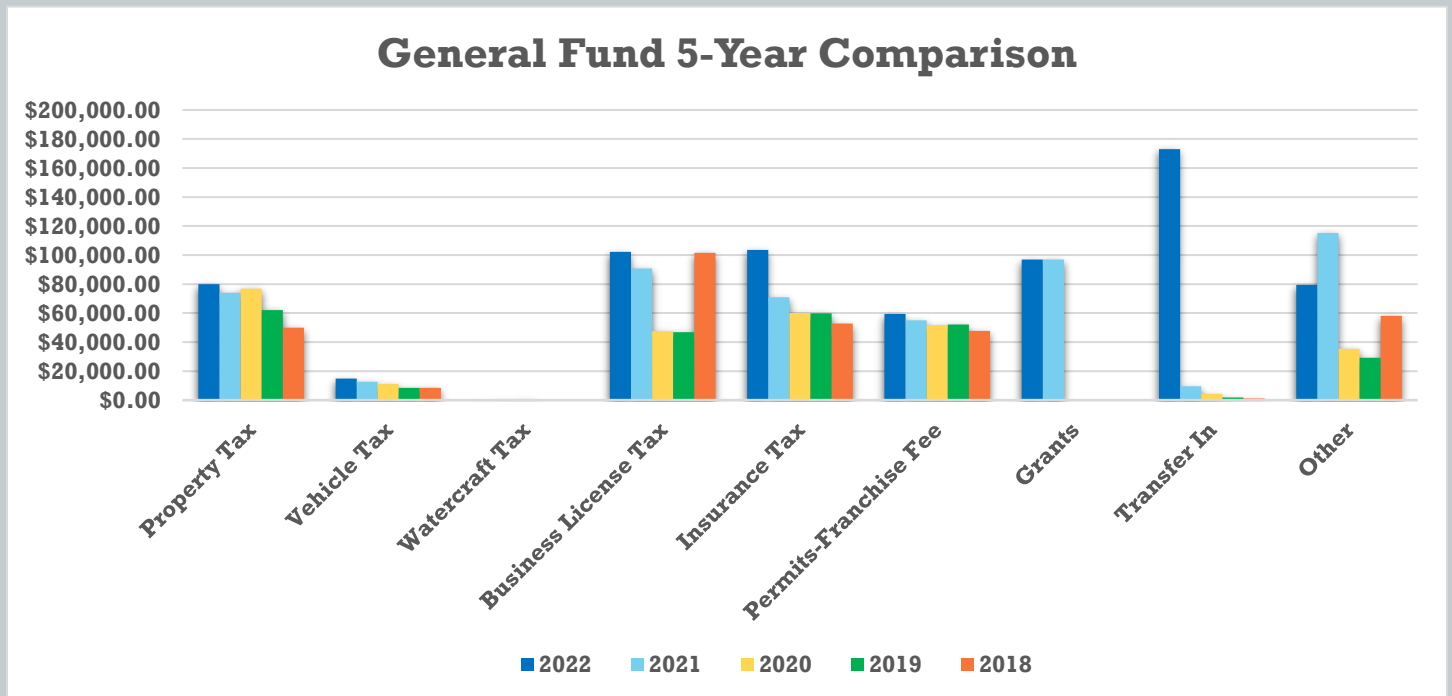
<u>Transfer In</u>	<u>\$173,013.81</u>
<u>Watercraft Tax</u>	<u>\$356.55</u>
<u>Permits-Franchise Fee</u>	<u>\$5,9341.61</u>
<u>Other</u>	<u>\$7,9394.15</u>

2022 General Fund Expenses



<u>Services</u>	<u>\$8,5291.80</u>	<u>Transfer Out</u>	<u>\$186,938.88</u>
<u>Payroll/Staffing</u>	<u>\$44,455.08</u>	<u>Operating Expenses</u>	<u>\$59,331.67</u>
<u>Public Works/Maintenance</u>	<u>\$77,150.82</u>	<u>Administrative</u>	<u>\$16,365.01</u>

Five Year Comparison



TOURISM FUNDS

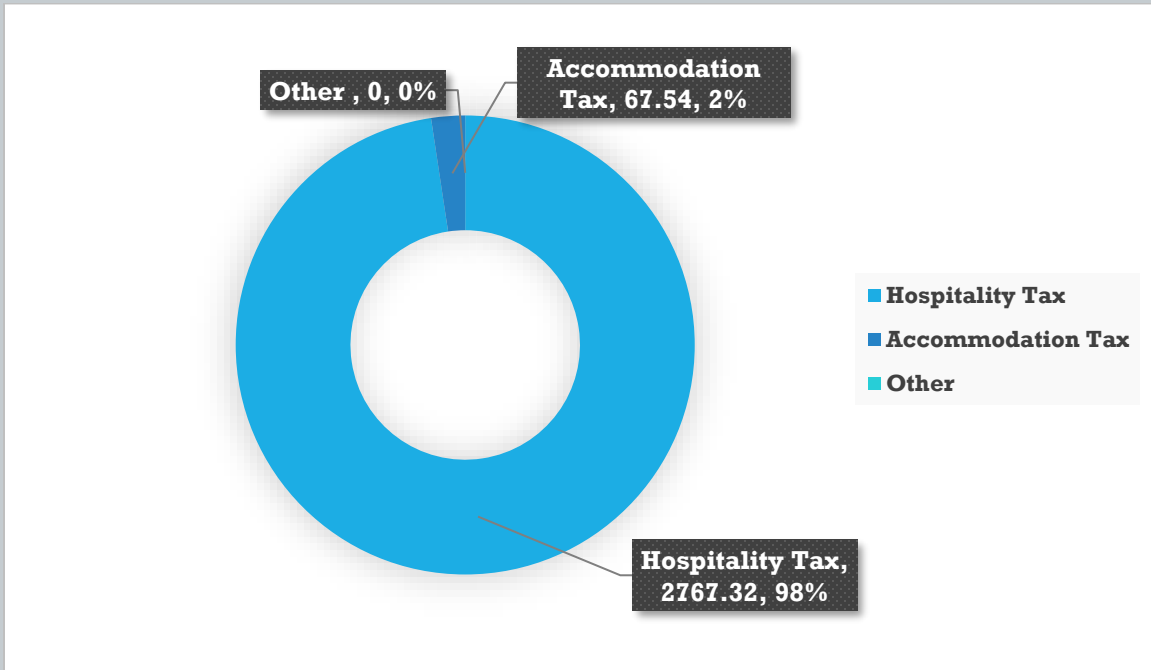
Hospitality Tax

The Town has a 2% hospitality tax on prepared meals and beverages. The proceeds help fund tourism-related activities and facilities as allowed under state law. Hospitality Tax revenues decreased over the last several years with the loss of the concessions to Spartanburg County at Tyger River Ball Field.

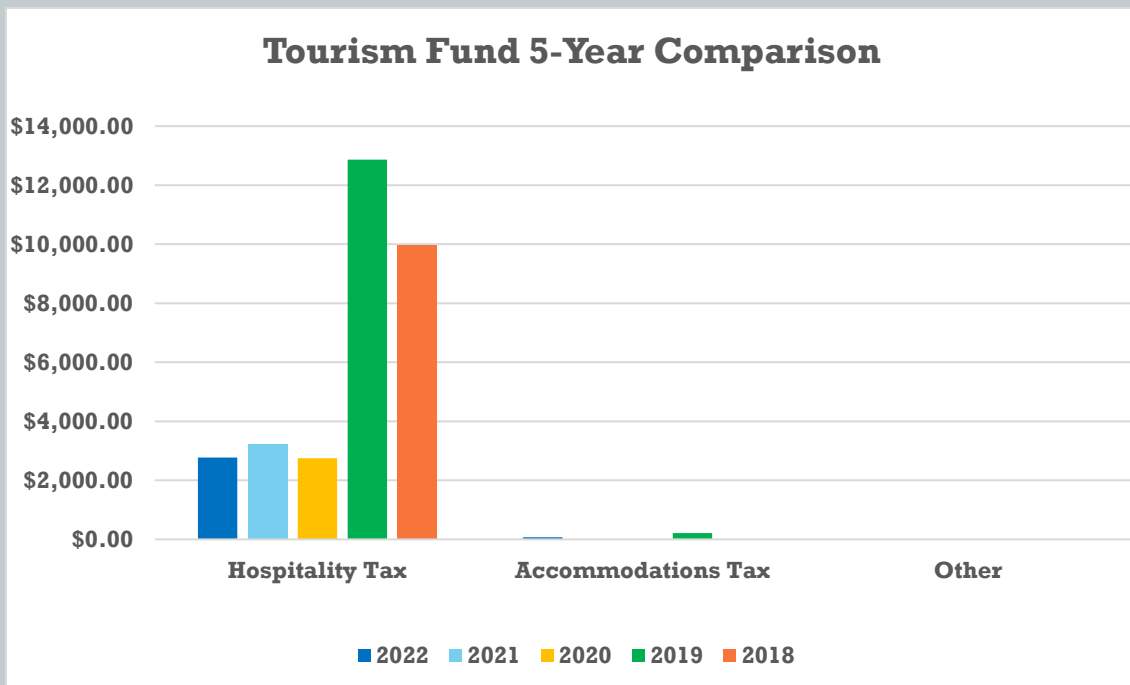
State Accommodations Tax

Accommodation within the state is subject to a 2% tax. These monies are collected by the State and distributed to counties and municipalities. Per state law, the proceeds are distributed between the Town's General Fund, tourism advertising and promotion, as well as other tourism-related expenditures.

2022 TOURISM FUNDS



Five Year Comparison



Social Media & Website Connections in 2022



www.facebook.com/TownofReidvilleSC/



576 Followers

FB Visits 6,261

FB pages reached 15,912



Men 22.7 %

Woman 77.3 %

Median Age: 45-54

Median Age: 35-44



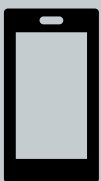
<https://www.townofreidville.com>



Page Views 9, 339

Site Sessions 3,936

Returning Visitors 64



Mobile 60%



Desktop 38%



Tablet 2%

2022 Town Events at a Glance

Ye Ol' Reidville Days

Ye Ol' Reidville Days annual festival was held on Main Street May 21st, 2022. Food and Craft vendors lined Main Street for everyone to enjoy. Spartanburg County Sheriff's Office participated by bringing Emergency Response Vehicles which included, SWAT, Bomb Squad, Helicopter, and a K9 unit for the citizens to view and interact with the various Spartanburg County Deputy Sheriff's.



Trunk or Treat

A great time was had by all at the Reidville, SC Annual Trunk or Treat on October 31, 2022. Children of all ages enjoyed engaging with Reidville Town Businesses and Residents who lined Main Street with themed tables and vehicles.



Christmas Parade & Old Town Christmas Festival

The Town of Reidville's Christmas Parade was held on December 10th, 2022. The Town parade is one of Reidville's largest events of the year. In 2022, the Town of Reidville, SC had 71 parade participants and hundreds of spectators who lined the streets. Following the parade was Reidville's First Annual Historic Christmas Festival where vendors lined the street with Christmas gifts and décor. Carolers filled the air with Christmas themed music on Main Street.

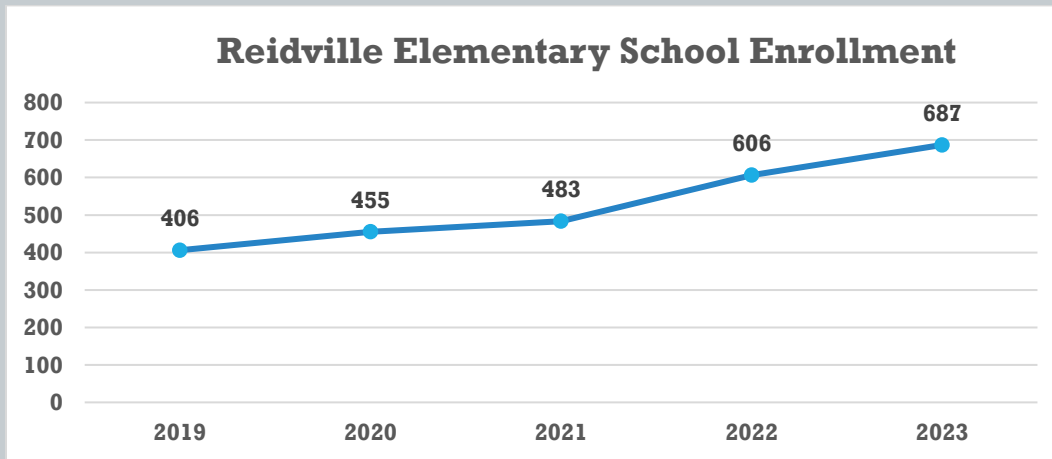


Activities Within the Town of Reidville

Reidville Elementary



Reidville Elementary School along with the Town of Reidville and the surrounding area is growing at a rapid pace. To accommodate the growth, Reidville Elementary School began the addition project which will add 23, 745 square feet of new classroom space and renovate 625 square feet of existing space. This project is estimated to be completed in August of 2024.



Enrollments are based on March 25th of each year.

March 2019.....406
 March 2020.....455
 March 2021.....483

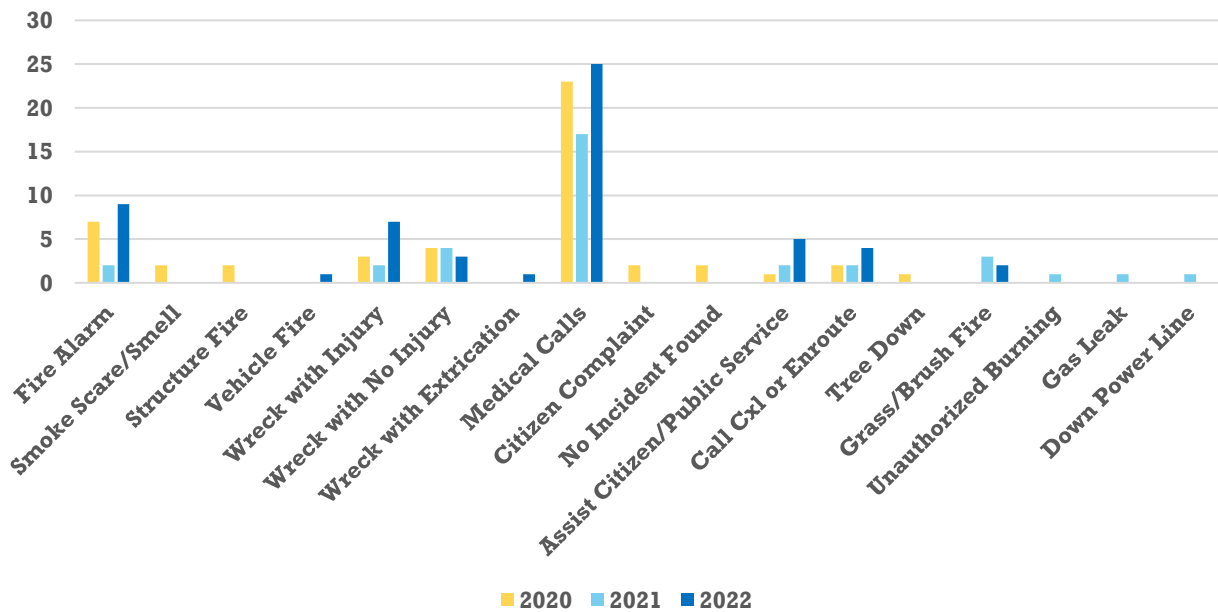
March 2022.....606
 March 2023.....687

“I’ve been at Reidville Elementary for 19 years. When I started, enrollment it was around 250 students, and now to have grown over 600 students, just amazes me!”- Cynthia Bailey (Attendance Secretary)

Reidville Area Fire District



Reidville Area Fire District Response Data For The Town of Reidville



Sugar Tit Moonshine Distillery



Sugar Tit Moonshine Distillery (STMD) owned and operated by Bob and Kat Jordan, is located at 300 Main Street Reidville, SC. Sugar Tit Moonshine Distillery celebrated their 10-Year anniversary in 2022. This distillery offers hand crafted products with unique flavors. STMD began in 2012 in a building of 1,000 square feet which was also built in 1857. The Jordans have renovated and preserved much of the building's unique and historic character. In 2022, the Jordans decided to take their dreams to the next level and add an 1,800 square foot facility to the already well-established location. This new facility will serve as the distillery and the original building will serve as the tasting and merchandise area. While visiting the Town of Reidville, SC, everyone should take the opportunity to stop by and visit Sugar Tit Moonshine Distillery.



“We are proud to be an active part of the Town of Reidville and its surrounding community. As an award-winning distillery, customer service, quality products, and giving back to the community, are our main priorities.”- Bob & Kat Jordan-Owner

Sweet Tea Station and Coffee Beans



Sweet Tea Station (STS), owned by Sabrina and Darryle Hodges, is at 7325 Reidville Road. STS celebrated their 5-year anniversary in January 2022. Sweet Tea Station offers unique gifts and décor. STS began in 2019 in a 600 square foot building. The Hodges then added 1000 square feet, allowing them to add even more gifts and décor. On December 1st, 2022, STS officially opened Sweet Tea and Coffee Beans, which has been a great addition to Sweet Tea Station. Sweet Tea and Coffee Beans offers in-house syrup(s), milk from a local dairy, locally made baked goods, and recently a signature coffee blend. The Hodges have revamped a 1940's Wrecker Service/Gas Station into an establishment everyone should visit while in the Town of Reidville.



“It is important that we offer our customers the utmost in customer service and quality products because they are the reason we are here. We are grateful for the 5 years of support from Reidville and our growing community”- Sabrina Hodges-Owner



2022 & ONGOING PROJECT HIGHLIGHTS

OLD REIDVILLE ELEMENTARY



In 2019 Spartanburg District 5 Schools opened the new Reidville Elementary School located at 520 South Main Street Reidville, SC. This new elementary school replaced the beloved old elementary school building at the corner of College and Main Streets, which was built in the 1940s and had served generations of our town's children.

In 2022 a difficult decision was made by the Town Council, to have the old school building demolished, which understandably raised raw emotions. However, this was a necessary move. Not only had Reidville's burgeoning population outgrown the building but will cost the Town of Reidville several thousands of dollars annually in utility fees.

Originally, the Town Council hoped to incorporate the remaining portion of the old school building into the proposed Reidville Town Center.

The COVID-19 epidemic put this old school building and new town hall renovation project on hold. As restrictions eased, the Council decided to move ahead. The sections of the old school which we had expected to use for the Town Hall – the library, cafeteria, and some classrooms – were built in 1996 and do not meet current building codes. Completing these renovations to make the building ADA compliant would be very expensive. In addition, the Town Council discovered other issues which would need to be addressed as well.

After receiving estimates from several construction companies, saving any part of the old school would have cost Reidville taxpayers more than one million dollars. Our detailed study of costs led us to the difficult decision to level the remaining structure.

The Town Council is working with Triad Development and intends to work with an architectural firm, to create plans for a new Town Hall building. The hope is that the Town of Reidville can blend its past with the vision of a new downtown.

Reidville Town Council is committed to ensuring that the new Reidville Town Center will keep alive the memory of the old Reidville Elementary School while helping our town move into the next part of its history.

REIDVILLE TOWN CENTER



In 2019 The Town of Reidville, SC entered into an agreement with Triad Development LLC in order to build a new downtown center located at the former Reidville Elementary property on College Street. The school remained the property of the Town of Reidville and was slated for future use. Initially the older section of the school was demolished, and the newer portion of the school on College Street remained intact with the hopes of using this section as a starting point for creating a new town hall. Since the original inception, it has been determined the existing structure will not be viable as there are environmental concerns. Demolishing is scheduled for this existing section of the school in the summer of 2023. Plans for a new town hall will be developed and public input will be solicited after the initial construction of the downtown center.

In 2020/2021 the Downtown Center Project was impacted by Covid-19. Due to supply chain and equipment issues, the project was significantly delayed. In the interim, Triad Development and Reidville Town Council have dealt with legal agreements with the privately owned properties that will be impacted by the development of the downtown center. In March 2023, Triad Development will develop the land / lots concerning the “New” Reidville Road Subdivision. This also includes cutting in the new main street extension that begins off Reidville Road. This road starts near the Reidville Area Fire Station One and carries through the area slated to be the new downtown, intersects College Street then extends into the current Main Street. Current development timelines have the initial buildings going into construction late 2023 or early 2024. Triad Development continues to provide Reidville Town Council monthly updates related to the Town Center Project. These updates can be found on the Town of Reidville, SC Website – www.townofreidville.com. Reidville Town Council remains committed towards moving the Town Center Project forward with the full support of Triad Development based upon written agreements/documents.

Sincerely,

Scott Messenger - Mayor of Reidville, SC

NEW TOWN LOGO-SEAL-REIDVILLE "R"

In 2022, the Reidville Town Council adopted a new Town Logo, Seal, and Signature "R" for the Town of Reidville. The Town of Reidville will be working over the next few years to replace the old signage with the updated logos and new signs. Along with this updated look the Town street signs will be updated to a new pole and signs with the Reidville "R" identifying all Reidville maintained roads.

