CITY OF WALHALLA

Main Street to the Mountains

AGENDA
City Council Meeting
November 17, 2026
5:30 PM
Council Chambers | 206 N Church St. Walhalla, SC

Tim Hall
Mayor

David Underwood
Mayor Pro Tem

Jessie Bunning
Councilwoman

Chris Grant
Councilman

Lynn McClain
Councilwoman

Sarai Melendez
Councilwoman

Dustin Raines
Councilman

Michael Kozlarek
City Attorney

David Poulson
City Administrator

I. **Call to Order and Welcome** — Mayor Hall

II. **Moment of Silence**

III. **Pledge of Allegiance**

IV. **Approval of Agenda**

V. **Approval of Minutes**
- A. October 20, 2026, Regular Meeting
- B. November 5, 2026, Called Council Meeting
- C. November 9, 2026, Swearing-In Ceremony
- D. November 10, 2026, Committees meeting

VI. **Public Comment** (*Public Comment is limited to 5 minutes and must be directed to Council, per City Ordinance 2022-8*)

VII. **Resolutions**

A. Resolution 2026-10: a Resolution amending the City of Walhalla's Official Holiday Schedule to include all regularly scheduled local, state, and federal election days as City holidays.

VIII. **Administrator's Report**

IX. **Second, Final Reading and Public Review of Ordinances**
- A. Ordinance 2026-17: an Ordinance to establish Walhalla Water Citizens Advisory Board and other matters related thereto.
- B. Ordinance 2026-18: an Ordinance amend section 111 to prohibit dogs from athletic fields in the City of Walhalla and other matters related thereto.
- C. Ordinance 2026-19: an Ordinance amend section 123 to adopt State Building Codes and other matters related thereto.

D. Ordinance 2026-20: an Ordinance to amend section 75-2 of the Walhalla Code of Ordinances regarding Local Bid preferences and other matters related thereto.
E. Ordinance 2026-21: an Ordinance to amend section 270-5.B of Walhalla Code of Ordinances regarding Special Event Minimum Notice Requirement and other matters related thereto.
F. Ordinance 2026-22: an Ordinance to amend section 275-12.A of the Walhalla Code of Ordinances regarding Sidewalk Sale and other matters related thereto.

X. **First Reading of Ordinances**

A. Ordinance 2026-23: an Ordinance authorizing the lease of the second floor of the City Gym building, located at 207 North College Street, Walhalla, South Carolina, to Senior Solutions; establishing the terms and conditions of said lease; authorizing the City Administrator to execute the lease agreement; and other matters related thereto.

XI. **Discussion and/or Action Items** (*to include Vote and/or Action on matters brought up for discussion, if required*)

A. Committee Reports

XII. **Executive Session** (*to include Vote and/or Action on matters brought up for discussion, if required*)

A. Contractual matter regarding Solid Waste Billing

XIII. **Mayor Comments** Mayor Hall

XIV. **Adjournment**

City of Walhalla
City Council Meeting
October 20, 2026 • 5:30 PM
Council Chambers | 206 N Church St
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Councilmembers Present: Mayor Tim Hall, Jessie Bunning, Chris Grant, Lynn McClain, David Underwood

Councilmembers Absent: Sarai Melendez

Staff Present: David Poulson, Ed Halbig

Call to Order: Mayor Hall called the meeting to order at 5:30 PM. He discussed the work to recover from the fire in September, and spoke of the activities and events since then. He called for a moment of silence. He then asked Mr. Underwood led the Pledge of Allegiance.

Approval of Agenda: Mr. Grant moved to approve the agenda. Mrs. Bunning seconded. The motion passed.

Approval of Minutes: Mr. Grant moved to approve the minutes of September 15, 2026. Mrs. Bunning seconded. The motion passed. Mr. Underwood moved to approve the committees meeting minutes of October 6, 2026. Mrs. McClain seconded. the motion passed. Mr. Underwood moved to approve the special called meeting of October 6, 2026. Mrs. McClain seconded. the motion passed.

Public Comment: Mayor Hall recognized Dustin Raines. He called for public comment. There was none.

Proclamations: Mayor Hall read a proclamation designating November 19, 2026, as World Pancreatic Cancer Day in the City of Walhalla.

Resolutions: Mayor Hall recognized the city's efforts during the fire of September 17th. He then read Resolution 2026-08 recognizing the Walhalla Fire Department for their efforts on September 17th. Mr. Grant moved to accept the resolution. Mrs. Bunning seconded. The motion passed unanimously. Council and Fire Department staff stood for a photograph.
Mayor Hall read Resolution 2026-09 recognizing the Walhalla Police Department for their efforts on September 17th. Mr. Grant moved to accept the resolution. Mr. Underwood seconded. The motion passed unanimously. Mr. Underwood publicly recognized Mr. Hunter McCall's family in attendance that evening. Council, Police staff and the McCall family stood for a photograph.

Administrator's Report: Mr. Poulson reported on efforts to recover from the fire, including

business assistance and efforts to pursue the wall proposal. Mayor Hall asked about SCDES requirements. Mr. Poulson noted that the presence of asbestos at the site was hampering the owners' ability to start cleanup of the site. Mayor hall asked about the façade. Mr. Poulson noted that the wall was perceived as a hazard to the street and sidewalk, but that the goal was to get the parking open. He stated he was looking at finding the materials and contractors to help build the wall with the Oconee Chamber's assistance. Mayor Hall asked about prioritizing getting the area open given that the city was expecting downtown activities in the holiday season.

Mr. Poulson discussed the business roundtable and the intent to have another one to discuss what was working and what next steps might be. Mayor Hall discussed the presence of the Small Business Administration staff and thanked Governor McMasters and Senator Alexander for their efforts.

Mr. Poulson discussed projects including the SKIIP grant, the Community Center final payout, the new Police Station progress and the Cane Creek project which is being delayed by a federal requirement to survey the project area for artifacts. He noted that the scope of the project could be extended given that there was still funding that unincumbered. He discussed RFPs going out for the bridge replacement and the depot cleaning projects. He discussed the one-percent sales tax referendum, the efforts to restore the businesses displaced by the fire and the SBA's help. He discussed the recent and coming events. Mayor Hall asked that a fact sheet be produced showing the benefits to both the city and property owners.

Second and Final reading of Ordinances: Ordinance 2026-16: Mr. Halbig discussed the ordinance to amend section 295 of the City Code of Ordinances involving Careless Driving. Mr. Grant moved to approve the ordinance. Mrs. Bunning seconded. The ordinance passed.

First Readings of Ordinances: Ordinance 2026-17: Mr. Poulson discussed the details of the ordinance to establish the Walhalla Citizens Advisory Board. Mr. Underwood asked about the membership pool. Mr. Poulson explained that the members would come from County Council districts that intersect with Walhalla's water service area. Mr. Underwood moved to approve Ordinance 2026-17. Mrs. Bunning seconded. The motion passed.
Ordinance 2026-18: Mr. Poulson discussed the details of changing the Animal Control ordinance to prohibit dogs on city athletic fields. Mrs. Bunning moved to approve Ordinance 2026-18 on first reading. Mr. Grant seconded. The motion passed.
Ordinance 2026-19: Mr. Halbig discussed the requirement that cities that operate under state building codes need to update their building codes as the state updates its codes. Mr. Grant moved to approve Ordinance 2026-19. Mrs. McClain seconded. the motion passed.

Discussion and/or Action Items: Mrs. McClain reported the Finance Committee was seeking information on a "buy Local" ordinance. Mr. Halbig stated that the proposal had not yet been developed. Mayor Hall asked to have it at the November meeting. Mrs. Bunning reminded the council of the Walhalloween event.
Mayor Hall asked for a task force report. Mr. Halbig stated that the chair, Mr. Bryant, could not attend the meeting, and he presented the report. Mayor Hall wanted to do what could be done to encourage food truck variety. Mrs. Bunning asked about who would be responsible for overseeing the operation. Mayor Hall asked what the Task Force was seeking. Mrs. McClain stated that the

Task Force was looking for council guidance on which alternatives to pursue. Mayor Hall asked about hybrid alternatives to the ones presented. Mr. Poulson discussed the possibility of having both a permanent location and setting up at other locations for events. Mayor Hall polled the council for opinions. Mr. Underwood indicated the desire for both locations and events as a hybrid option. Mrs. Bunning indicated that she preferred event-based food truck operations. Mrs. McClain indicated that she preferred a permanent location. Mr. Grant indicated that he felt that the efforts to create a space take away from the established business locations, and he preferred event-based food truck locations. Mrs. Bunning asked that the council let the new Parks Tourism and Events Coordinator be brought into the discussion when they come on board. Mr. Underwood expressed concerns about the proximity of food trucks to existing businesses. Mayor Hall stated that since the Council didn't have a clear direction at this point perhaps the suggestion of waiting for the PTE coordinator to address this issue would be prudent. Council agreed and took no action.

Mayor Hall addressed the development of a policy for offering a prayer at public meetings. Mr. Halbig discussed the findings of the Appalachian Council of Governments. Mayor Hall reviewed the ACOG findings and then polled the council on their thoughts. Mrs. McClain expressed support for a policy of prayer given what the city has recently endured. Mr. Grant expressed support. Mrs. Bunning asked that there be time to consider this policy. Mr. Underwood expressed support. Mrs. Bunning asked to review the three options for offering prayer. Mayor Hall polled the council as to who wanted prayer. Mrs. McClain, Mr. Grant, Mr. Underwood and Mayor Hall all assented. Mrs. Bunning abstained from choosing. Mayor Hall asked for a motion to have the Administrator and staff develop a policy available for the next meeting that engages clergy to open council meetings or a councilmember if clergy are not available. Mr. Underwood asked which meetings would be included in the policy. Mayor Hall asked that the policy includes the meetings and what exceptions would be needed. He called for a vote to direct the city administrator to develop the policy. The Council assented. Mr. Halbig asked whether there had been a motion or second. Mayor Hall stated that there had been. Mr. Halbig noted that the coming meeting coincided with election day. Mayor Hall asked that the meeting be moved to November 10th at 6 PM.

Mayor Hall thanked the council for their efforts over the previous month and asked that they continue to make the end of the year fantastic. Mrs. McClain noted that the downtown businesses would participate in an event on December 5th. Mrs. Bunning noted that the date coincided with the parade and asked about the event. Mrs. McClain stated it was a Sip and Shop event that evening.

Adjournment: Mr. Grant moved to adjourn the meeting. Mrs. Bunning seconded. The meeting adjourned at 6:51 PM.

Respectfully Submitted,

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Edward R. Halbig
City Clerk

City of Walhalla
Called City Council Meeting
November 5, 2026 • 6:00 PM
Council Chambers | 206 N Church St
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

CALL TO ORDER

Mayor Hall called the meeting to order and congratulated Councilwoman Melendez on her promotion. He explained that the council called the meeting to discuss paying off debts and to show government's responsiveness to local businesses, following the results of the last two business round tables. Businesses identified ordinances needing updates, including the buy-local ordinance brought forward by Mrs. McClain and her committee. Because a week is required between ordinance readings, the items could be completed at the next regular meeting.

Mr. Underwood led the pledge of allegiance. It was followed by a moment of silence.

APPROVAL OF AGENDA

Ms. Melendez made a motion to approve the agenda. Mr. Underwood seconded. The motion carried.

PROCLAMATION

Mayor Hall read a proclamation designating November as National American Indian Heritage Month in Walhalla, noting the contributions of American Indians and indigenous peoples and the 1990 congressional and presidential designation of the month. He urged all citizens to observe the month with appropriate programs, ceremonies, and activities. The proclamation was previously presented at a meeting of the Daughters of the American Revolution chapter.

DISCUSSION AND/OR ACTION ITEMS

Payoff of lease purchase contracts: sanitation, fire, and water departments

Mrs. McClain reported that, since February, the city has sought state appropriations to pay off short-term lease purchases for the sanitation truck, the fire engine, and the water department truck, with payoff targeted for the end of October. Lease purchase payments for the equipment totaled about $350,000 a year in cash. Paying off the debts will free about $150,000 per year in cash flow. Credit was given to Mr. Paulson and Mrs. Martin for developing the payoff plan. Mayor Hall stated this supports his goal of balancing income and expenses, noting the city is now very close to equilibrium. Mrs. McClain moved to pay off the contracts as soon as possible. Mr. Underwood seconded. The motion carried. Mr. Poulson stated that staff would bring a budget amendment to capture the payoff, with the hope of completing it that week.

ORDINANCES – FIRST READING

Ordinance 2026-20 – Amend Section 75-2, local purchasing preferences: Mrs. McClain asked Mr. Halbig to present the changes. The committee made changes in Section G, subsection 3, "director" is replaced with "purchasing agent," the term used in the city's ordinance. He stated that the lowest local bidder whose bid is within 5% of the lowest non-local bidder (the amount determined by the finance committee) may be allowed by the purchasing agent to be awarded the contract. The remaining language is unchanged. Mrs. McClain moved to approve the ordinance with the changes. Mr. Underwood seconded. The motion carried.

Ordinance 2026-21 – Amend Section 27-5B, special event minimum notice requirement: Mr. Poulson stated that the sole change reduces the permit approval time from 45 days to 30 days, which can be revisited if needed. Mrs. McClain moved to approve the ordinance on first reading. Ms> Melendez seconded. The motion carried.

Ordinance 2026-22 – Amend Section 270-12A, sidewalk sales and operations: Mr. Poulson stated that the proposal included changing the eligible times to that a business's normal business hours. He stated that businesses may permit vendors with a City of Walhalla business license to operate on the sidewalk immediately in front of their business, separating this from the special event process. He noted that the current pop-up license is $120 per year, and that a monthly option of $10 per month will allow vendors to pay only for months they operate. He stated that the prior four-foot display limit is replaced by a requirement to keep a minimum of five feet clear for pedestrians, measured from the curb. He noted that the license requirement lets the city avoid direct competition with brick-and-mortar businesses and that the existing 250-foot restaurant distance rule is unchanged. He stated that enforcement will be handled through code enforcement, by complaint or observation, and business owners are expected to direct vendors to City Hall for licensing.

Mrs. McClain made a motion to approve the ordinance on first reading. Ms. Melendez seconded. The motion carried.

ADJOURNMENT

Mayor Hall had no further comments and thanked attendees for coming to the called meeting. Mr. Underwood made a motion to adjourn. Ms. Melendez seconded. The motion carried and the meeting adjourned at 6:21 PM.

Respectfully Submitted,

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Edward R. Halbig

City Clerk

City of Walhalla
Swearing In Ceremony
November 9, 2026 • 6:30 PM
Community Room | 845 Woodward Way
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Councilmembers Present: Mayor Tim Hall, Chris Grant Lynn McClain, Sarai Melendez, incoming member Dustin Raines.

Staff Present: David Poulson, City Administrator.

Call to Order: Mayor Hall called the meeting to order at 6:33 PM, as a quorum was present.

Pledge of Allegiance: Ms. Melendez led the Pledge of Allegiance.

Moment of Silence: Mayor Hall asked for a moment of silence.

Mayor Hall then introduced Dusting Raines as the newly elected council member to the City of Walhalla.

Oath of Office: Judge Barton administered the Oath of Office to incoming councilman Dustin Raines.

Mr. Raines thanked the assembled group and introduced his family.

Mr. Poulson thanked Mr. Raines for his willingness to serve.

Mayor Hall called for a Motion to Adjourn. Mr. Grant moved to adjourn. Ms. Melendez seconded. The meeting adjourned at 6:43 PM.

Respectfully Submitted,

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Edward R. Halbig
City Clerk

City of Walhalla
Committees Meeting
November 10, 2026 • 6:00 PM
Council Chambers | 206 N Church St
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Councilmembers present: Mayor Tim Hall, Chris Grant, Lynn McClain, Sarai Melendez, Dustin Raines.

Staff present: David Poulson (Administrator), John Galbreath, Chief Aaron Alexander, Ed Halbig

CALL TO ORDER AND WELCOME

Mayor Tim Hall called the City Council Committees Meeting to order and welcomed those in attendance. He welcomed Councilman Dustin Raines to his first official meeting. He also announced that Mayor Pro Tem David Underwood and Councilwoman Jessie Bunning were unable to attend due to work commitments. He announced committee assignments, including Mr. Raines serving as Chair of the Planning, Economic and Community Development Committee and serving on the Public Utilities Committee and Finance, Budgeting, Purchasing and Contracting Committee.

PUBLIC WORKS, STREETS, SANITATION AND FACILITIES COMMITTEE - Sarai Melendez, Chair.

Ms.Melendez requested direction regarding the committee agenda.

Mrs. McClain moved to amend the agenda to include an executive session to review a proposed contractual partnership involving City facilities. Ms. Melendez seconded. Mayor Hall asked that all Council members present, the City Administrator, and the City Clerk be included in the executive session. The motion passed.

Location and Restriping of Parking Spaces on Main Street: Mr. Poulson discussed concerns raised during the recent downtown business roundtable regarding the availability and visibility of parallel parking spaces along Main Street. He explained that several previously marked parallel parking spaces have faded to the point that the markings are difficult to identify. He stated that current South Carolina Department of Transportation (SCDOT)

standards require specific lane widths and parking-space dimensions. Mr. Galbreath indicated that some locations are approximately two to four feet short of the required width to accommodate parking while maintaining the required travel lanes. Mr. Poulson stated that repainting the existing spaces would require compliance with current standards and an encroachment permit; SCDOT would review the proposed parking configuration and that they may not be approved because of the available roadway width. Mrs. McClain stated that the city should apply for the permit and let SCDOT make the determination so that the City could provide downtown businesses with an official response regarding whether the spaces could legally be restriped. She moved to have the City Administrator and his staff proceed with the process of seeking SCDOT review and approval. Ms. Melendez seconded. The motion carried.

Restriping of Parking Spaces at Owens Park: Mr. Poulson provided an update regarding parking spaces at Owens Park. He reported that the existing parking lines remain generally visible, although the aging asphalt has faded and makes some markings more difficult to distinguish, but that the parking lot would require resurfacing in the future, potentially within one to two years. Mayor Hall asked about the five grass spots. Mr. Poulson stated that they would leave the spots for now.

Parking Signage: Mr. Poulson discussed improving signage to make public parking areas easier for residents and visitors to identify. He presented examples of parking signs currently used throughout the City and explained that additional signage could be purchased at an estimated cost of approximately $80 per sign. Mrs. McClain asked that signes specifically state "Public Parking" rather than relying solely on the standard parking symbol. Mr. Poulson reported that a parking map was being developed in coordination with Visit Oconee to identify public parking lots and spaces throughout downtown Walhalla.

Mr. Raines raised regarding overnight parking and parking violations or fees applied. Mr. Poulson asked Chief Alexander, who responded about the restrictions on overnight parking. Mrs. McClain moved to direct the City Administrator to move forward with obtaining pricing and pursuing additional signage clearly identifying public parking areas throughout the City. Ms. Melendez seconded. the motion carried.

Executive Session – Contractual Matter: Ms. Melendez moved to go into executive session to discuss a contractual matter regarding Senior Solutions. Mrs. McClain seconded. The committee entered executive session at 6:30 PM to discuss contractual matters involving a facility owned by the City and a proposed partnership with Senior Solutions.

Ms. McClain moved to exit executive session. Ms. Melendez seconded. The Committee came out of executive session at 6:56 PM.

Upon returning to open session, Ms. Melendez moved to authorize the City Administrator and his staff to move forward with contractual matters concerning facility usage with Senior Solutions. Mrs. McClain seconded. The motion carried.

ADJOURNMENT: Mrs. McClain moved to adjourn. Ms. Melendez seconded. the motion carried. The committee adjourned at 6:59 PM.

GENERAL GOVERNMENT AND PERSONNEL COMMITTEE

Mayor Hall called the General Government and Personnel Committee meeting to order. He moved to amend the committee agenda to remove items A and C including the policy on invocations at public meetings and the previously listed executive session, and to add discussion of closing City government on general election days, specifically the first Tuesday in November. Mr. Grant seconded the motion. The motion passed.

Policy on Dissemination of Meeting Agendas in Advance of Meetings

Mayor Hall introduced discussion regarding establishing a policy requiring City meeting announcements and agendas to be distributed through social media at the same time they are provided to the media. He explained that the purpose was to increase public awareness of upcoming meetings and make information more accessible to residents. He discussed expanding public communication by posting meeting announcements on the City's social media platforms, including Facebook, using the same information distributed to the media. He noted that the proposed policy would also include a link to the City's website and information directing residents to the City's YouTube account so they could watch meetings if unable to attend in person. He polled the committee. Ms. Melendez was good with the proposal. Mr. Grant expressed his dislike of using social media but wasn't against informing people. Mrs. McClain was in favor. Mr. Raines was in support. Mayor Hall moved to adopt a policy requiring announcements of public meetings to be posted on the City's social media accounts in the same format as notices distributed to the media, with a link to the City's YouTube account so residents may watch meetings online when unable to attend. Ms. Melendez seconded the motion. The motion carried. Mayor Hall asked about a record of policies. Mr. Poulson confirmed that the policy would be added to the City's electronic policy manual for use by future City Councils.

Closing City Government on General Election Days: Mayor Hall introduced discussion regarding establishing a policy to close City government offices on general election days. He explained that the City currently closes on presidential election days but does not routinely close for all general elections. He stated that the proposed change would establish closure on the first Tuesday in November when a general election is held. Mr. Poulson stated that a resolution would be brought back to Council for consideration. If

approved, the City would adjust its operating schedule accordingly. Mr Grant moved to direct staff to prepare and bring forward a resolution for Council consideration regarding closing City government on general election days. Ms. Melendez seconded. the motion carried.

Adjournment: Mr. Grant moved to adjourn the General Government and Personnel Committee meeting. Ms. Melendez seconded. the meeting adjourned at 7:10 PM.

Respectfully Submitted,

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Edward R. Halbig

City Clerk

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) **RESOLUTION 2026-10**

CITY OF WALHALLA)

A RESOLUTION AMENDING THE CITY OF WALHALLA'S OFFICIAL HOLIDAY SCHEDULE TO INCLUDE ALL REGULARLY SCHEDULED LOCAL, STATE, AND FEDERAL ELECTION DAYS AS CITY HOLIDAYS.

WHEREAS, the City of Walhalla, South Carolina (the "City"), maintains an established holiday schedule for the purpose of recognizing designated holidays and providing City employees with scheduled time away from work; and

WHEREAS, the City recognizes the importance of the democratic process and the fundamental right of citizens to participate in local, state, and federal elections; and

WHEREAS, the City Council believes that providing City employees and residents the opportunity to participate in the electoral process is in the best interest of the community; and

WHEREAS, the City Council desires to amend the City's current holiday schedule to include all regularly scheduled local, state, and federal election days as designated City holidays; and

WHEREAS, the City Council finds that this amendment will demonstrate the City's support for civic engagement and encourage participation in the democratic process.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Walhalla, South Carolina, as follows:

SECTION 1. AMENDMENT TO HOLIDAY SCHEDULE

The City of Walhalla's official holiday schedule is hereby amended to include all regularly scheduled local, state, and federal election days as recognized City holidays.

For purposes of this resolution, regularly scheduled election days shall include election days established for regular municipal, county, state, and federal elections, including regularly scheduled primary elections.

SECTION 2. CITY CLOSURES

City administrative offices and non-essential City operations shall be closed on all qualifying election days identified in Section 1 of this Resolution.

Essential services, including public safety, emergency response, water and sewer operations, and other necessary municipal services, shall continue to operate as determined by the City Administrator.

SECTION 3. EMPLOYEE HOLIDAY BENEFITS

Qualifying election days shall be treated as designated City holidays under the City's existing employee holiday and personnel policies. Employee compensation and holiday benefits shall be administered in accordance with applicable City policies.

SECTION 4. IMPLEMENTATION

The City Administrator is hereby authorized and directed to update the City's official holiday schedule and take all necessary administrative actions to implement the provisions of this Resolution.

SECTION 5. EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Walhalla, South Carolina, and shall remain in effect unless amended or repealed by subsequent action of City Council.

AND IT IS SO RESOLVED this 17th day of November 2026.

_____

Mayor Tim Hall

Attest:

_____

David Poulson, City Administrator

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-17

CITY OF WALHALLA)

AN ORDINANCE TO ESTABLISH THE WALHALLA WATER CITIZENS ADVISORY BOARD; TO PROVIDE FOR ITS PURPOSE AND AUTHORITY; TO RECOGNIZE ITS BYLAWS AND CHARTER; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the City of Walhalla, South Carolina, have expressed a desire to establish a Walhalla Water Citizens Advisory Board to encourage participation by customers of the City of Walhalla water system who reside outside the corporate limits of the City; and

WHEREAS, the establishment of a Water Citizens Advisory Board complements the continued commitment of the Mayor and City Council to transparency, public engagement, and open communication with the customers served by the City's water system; and

WHEREAS, the proposed Board will provide an additional opportunity for water customers to share their perspectives, offer constructive recommendations, and contribute valuable community insight regarding water system operations, services, policies, and other matters that directly affect them; and

WHEREAS, the Mayor and City Council recognize the importance of maintaining open lines of communication with water customers residing both within and outside the corporate limits of the City of Walhalla; and

WHEREAS, at a meeting of the Public Utilities Committee held on October 6,2026, the Committee Chairman approved the bylaws and charter documentation establishing the purpose, authority, responsibilities, membership structure, and operating procedures of the Walhalla Water Citizens Advisory Board; and

WHEREAS, at the regular meeting of the City Council of the City of Walhalla held on October 20,2026, the City Council approved the creation of the Walhalla Water Citizens Advisory Board; and

WHEREAS, the Mayor and City Council find that the establishment of such a Board serves the public interest by promoting citizen involvement, encouraging constructive dialogue, and strengthening the relationship between the City and its water system customers.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Walhalla, South Carolina, duly assembled, as follows:

SECTION 1. ESTABLISHMENT

The Walhalla Water Citizens Advisory Board, hereinafter referred to as the “Board,” is hereby established as an advisory body to the Mayor and City Council of the City of Walhalla, South Carolina.

SECTION 2. PURPOSE AND OBJECTIVES

The purpose of the Board shall be to provide a forum for communication, public input, and constructive recommendations concerning the City of Walhalla water system, with particular emphasis on providing water customers who reside outside the corporate limits of the City an opportunity to participate in discussions regarding matters affecting their water service.

The Board shall seek to:

A. Promote transparency and open communication between the City and its water customers;

B. Provide an opportunity for water customers to express concerns, share perspectives, and offer recommendations concerning water system services and operations;

C. Provide community insight to the Mayor and City Council regarding issues affecting water customers;

D. Encourage constructive dialogue and public engagement concerning water system policies, services, and improvements; and E. Support the City's efforts to maintain effective communication and positive relationships with all customers served by its water system.

SECTION 3. ADVISORY AUTHORITY

The Board shall serve in an advisory capacity and may provide recommendations and feedback to the Mayor, City Council, and appropriate City committees concerning matters related to the City's water system. The Board shall not possess independent legislative, regulatory, administrative, or operational authority over the City's water system. All final decisions and actions shall remain with the Mayor and City Council or other City officials and bodies having lawful authority over the matter.

SECTION 4. BYLAWS AND CHARTER

The bylaws and charter documentation prepared for the Walhalla Water Citizens Advisory Board, as approved by the Public Utilities Committee on October 6, 2026, are hereby recognized as the governing framework for the Board's purpose, responsibilities, membership, organization, and operating procedures, subject to applicable law and any further approval required by the City Council. The Board shall operate in accordance with its approved bylaws and charter, applicable City ordinances and policies, and all applicable federal and state laws. Any amendments to the Board's bylaws or charter requiring City Council approval shall be submitted to the City Council for consideration and approval.

SECTION 5. MEMBERSHIP AND OPERATIONS

The membership, appointment procedures, terms of service, leadership, meeting procedures, and other operational requirements of the Board shall be governed by its approved bylaws and charter.

The Board shall conduct its activities in a manner that promotes public participation, transparency, accountability, and constructive communication with the City's water customers.

All meetings and records of the Board shall comply with applicable South Carolina laws, including the South Carolina Freedom of Information Act, as applicable.

SECTION 6. IMPLEMENTATION

The Mayor, City Council, City Administrator, and appropriate City staff are hereby authorized to take such administrative actions as may be reasonably necessary to implement this Ordinance and facilitate the organization and operation of the Walhalla Water Citizens Advisory Board, consistent with applicable law and the approved bylaws and charter.

SECTION 7. SEVERABILITY

If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity or enforceability of the remaining portions of this Ordinance.

SECTION 8. CONFLICTING PROVISIONS

All ordinances, resolutions, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect upon its enactment and approval in accordance with applicable law.

DONE, RATIFIED, AND ADOPTED by the Mayor and City Council of the City of Walhalla, South Carolina, this _____ day of _____, 20_____.

_____
Tim Hall, Mayor

Seal

Attest

_____
David Poulson, City Administrator

Introduced by:

First Reading:
Public Hearing,
Second Reading and Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-18

CITY OF WALHALLA)

AN ORDINANCE TO AMEND ORDINANCE #1976-14, THE CITY OF WALHALLA CODE OF ORDINANCES CHAPTER 111 ANIMALS, AS ADOPTED APRIL 26, 1976 BY AMENDING SECTION 111-11 ANIMALS AT LARGE, AND OTHERS MATTERS RELATED THERETO.

WHEREAS, the City of Walhalla, a body politic and corporate and a political subdivision of the State of South Carolina (the "City"), acting by and through its City Council (the "City Council") has previously adopted City of Walhalla Ordinance #1976-14, the City of Walhalla Animal Ordinance (the "Ordinance"), which Ordinance contains the City of Walhalla Animal Regulations (the "Regulations"); and,

WHEREAS, Municipal councils may determine rules and regulations to provide a healthy and safe environment for the citizens, visitors, employees and officials of City of Walhalla; and

WHEREAS, the City of Walhalla wishes to provide regulation on the control of animals within the City of Walhalla; and

WHEREAS, the Ordinance contains provisions to establish regulations on animal owners for the keeping and care of animals; and

WHEREAS, City Council desires to amend the regulations to include the limits on areas where dogs are permitted;

NOW, THEREFORE, be it ordained by the City of Walhalla Council, in meeting duly assembled, that:

1. The City of Walhalla Council hereby finds that this proposed amendment is in accord with requirements of the South Carolina Code of Laws Title 5, Chapter 7, Article 30.

2. The City of Walhalla Council hereby amends the City of Walhalla Animals Regulations as previously adopted April 26, 1976, by City of Walhalla Ordinance #1976-14 to state:

§ 111-11 Dogs at large.

A. It shall be unlawful for an owner of any dog to permit such dog to be at large, off the premises or property of the owner, without keeping such dog under restraint by a leash and in the control of a competent person.

B. It shall be unlawful to allow dogs to cause damage or destruction to, or defecate on, public or private property other than on the property of the person owning or harboring such dog.

C. Dog owners walking dogs on public property, including parks, natural areas, and sidewalks, where allowed, shall clean up after their dogs.

D. It shall be unlawful for dog owners to allow dogs to be on any public athletic fields used for organized team sports within the city.

E. These provisions shall not apply to a service animal in performance of its trained duties.

3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.

4. All orders, resolutions, and enactments of City of Walhalla Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. This ordinance shall take effect and be in full force and effect from and after second reading and enactment by City of Walhalla Council.

AND IS DONE AND RATIFIED in Council Duly assembled this ____Day of _____ 2026.

_____
Tim Hall, Mayor

(Seal)

ATTEST:

_____
David Poulson, City Administrator

Introduced By:
First Reading:
Public Hearing, Second Reading and Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-19

CITY OF WALHALLA)

AN ORDINANCE REPEALING ORDINANCE 2023-16 AND ADOPTING THE MINIMUM STATE STANDARDS FOR REGULATIONS GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES, KNOWN AS THE BUILDING CODE, AND OTHER MATTERS RELATED THERETO

WHEREAS, the City of Walhalla, a body politic and corporate and a political subdivision of the State of South Carolina (the "City"), acting by and through its City Council (the "City Council") has previously adopted Ordinance 2023-16 to adopt building codes; and,

WHEREAS, the State of South Carolina mandates that all municipalities shall appoint or contract with a building official and enforce building codes, related to the construction, livability, sanitation, erection, energy efficiency, alteration, repair, occupancy, classification, or removal of structures located within their jurisdictions; and

WHEREAS, the City of Walhalla desires to adopt and direct enforcement of building codes to protect life and property, improving the community's overall quality of life; and

NOW, THEREFORE, be it ordained by the City of Walhalla Council, in meeting duly assembled, adopts these regulations, collectively known as the Building Code, to establish the minimum regulations governing the construction, conditions, and maintenance of all property, buildings, and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures. The adoption of construction related codes for mandatory enforcement by all jurisdictions within the state is in compliance with South Carolina Code of Laws, 1976 and amendments by the South Carolina Building Codes Council (BCC) in accordance with Section 6-9-50 A and Section 6-9 60 of the South Carolina Code of Laws.

Section 1. The certain documents, which are on file with the City of Walhalla, being marked and designated as following shall be and is hereby adopted as the Building Code for the City of Walhalla, for the control of buildings and structures as herein provided; and each of the regulations, provisions, penalties, and conditions, and terms of said Building Codes are hereby referred to, adopted, and made a part hereof, as in full set out in this ordinance, with additions, insertions, deletions, and changes, if any prescribed in Section 2 of this ordinance:

1) 2024 International Building Code with modifications;
2) 2024 International Residential Code with modification;
3) 2024 International Fire Code with modifications;
4) 2024 International Plumbing Code, with modifications;
5) 2024 International Mechanical Code, with modifications;
6) 2024 international Fuel Gas Code with modifications;
7) 2023 National Electrical Code with modifications;

In addition, the certain documents, which are on file with the City of Walhalla, being marked and designated as following shall be and is hereby adopted as the Property Maintenance Code and the Existing Building Code for the City of Walhalla, for the control of properties, buildings and structures as herein provided; and each of the regulations, provisions, penalties, and conditions, and terms of said Codes are hereby referred to, adopted, and made a part hereof, as in full set out in this ordinance, with additions, insertions, deletions, and changes, if any prescribed in Section 2 of this ordinance:

1) 2024 International Property Maintenance Code;
2) 2021 International Existing Building Code;

Section 2. The following sections are hereby revised.

International Building Code 2024

Section 101.1 Insert: City of Walhalla
Section 103 .1 Insert: Administration Department

International Residential Code 2024

Section R101.1 Insert: City of Walhalla S
Section R103 .1 Insert: Administration Department

International Fire Code 2024

Section 101 1 Insert: City of Walhalla
Section 103 .1 Insert: Administration Department
Section 113.4 Insert: Violation of Municipal Ordinance, $500.00, 30 days
Section 5501-5505.5.2 Replace: storage of flammable cryogenic fluids in stationary containers is prohibited inside the City of Walhalla fire limits as described in Ordinance 1993-12

International Plumbing Code 2024

Section 101.1 Insert: City of Walhalla
Section 103 .1 Insert: Administration Department
Section 114.4 Insert: Violation of Municipal Ordinance, $500.00, 30 days

International Mechanical Code 2024

Section 101 .1 Insert: City of Walhalla

Section 103 .1 Insert: Administration Department

Section 114.4 Insert: Violation of Municipal Ordinance, $500 00, 30 days

International Fuel Gas Code 2024

Section 101 .1 Insert: City of Walhalla

Section 103 .1 Insert: Administration Department

Section 113.4 Insert: Violation of Municipal Ordinance, $500 00, 30 days

International Property Maintenance Code 2024

Section 101.1 Insert: City of Walhalla

Section 103 .1 Insert: Administration Department

Section 302.4 Insert: 12 inches

Section 304.14 Insert: March 1 until October 31 of that year

Section 602.3 Insert: October 1 until March 31 of the following year

Section602.4 Insert: October 1 until March 31 of the following year

International Existing Building Code 2021

Section 101.1 Insert: City of Walhalla

Section 3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.

Section 4. All orders, resolutions, and enactments of City of Walhalla Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

Section 5. This ordinance shall take effect and be in full force and effect from and after second reading and enactment by City of Walhalla Council.

DONE AND RATIFIED in council duly assembled this _____ day of _____, 2026.

_____

Tim Hall, Mayor

Seal

Attest

_____

David Poulson, City Administrator

Introduced by:

First Reading:

Public Hearing, Second Reading and Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-20

CITY OF WALHALLA)

AN ORDINANCE TO AMEND CHAPTER 75 OF THE WALHALLA MUNICIPAL CODE OF ORDINANCES AND TO ESTABLISH THE MINIMUM REGULATIONS GOVERNING PURCHASING, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Walhalla City Council has authority to establish and amend ordinances that govern purchasing procedures within the city; and

WHEREAS, the City of Walhalla seeks to promote local business to ensure the economic health and vitality of Walhalla and surrounding Oconee County; and

WHEREAS, the City Council finds that updated standards governing Procedures for the Awards of Contracts are necessary to protect the public health, safety and welfare of residents and businesses;

WHEREAS, Walhalla City Council wishes to revise the regulations relating to preference for local bidders of city contracts where federal and state laws allow;

NOW THEREFORE: it is ordained and enacted by the Mayor and Council members of the City of Walhalla, in meeting duly assembled, that:

1. Chapter 75 Section 75-2.G(3) of the Walhalla Municipal Code of Ordinances is hereby amended as follows:

§ 75-2 Procedure.

G. Award of contract.

(3) Award to other than low bidder. When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the order elsewhere shall be prepared by the Purchasing Agent and filed with the papers relating to the transaction and held for a period of no less than 12 months. In addition, the Purchasing Agent may allow the lowest local bidder, defined as a bidder maintaining a place of business physically located and operating within the limits of Oconee County (the “County”), whose bid is within five percent (5%) of the lowest non-local bidder, to be awarded the contract, if:

The total purchase price is $ 1,000 or more;

The local bidder has a valid business license issued by the County or one of the municipalities within the County, which business license was issued at least twelve months prior to bid opening date; and

For a period of twelve months or more the local bidder has maintained a physical business address (not including a Post Office Box) located within the limits of the County;

provided, however, that if the procurement is to be made pursuant to state or federal guidelines that prohibit or restrict local preference, then there shall be no local preference.

2. The remaining terms and provisions of the City of Walhalla Code of Ordinances not revised or affected hereby remain in full force and effect.

3. Should any portion of this Ordinance be deemed unconstitutional or unenforceable by an county of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All Ordinances, Orders, Resolutions, and actions of Walhalla City Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

This Ordinance shall take effect and be in full force upon the Second Reading and Enactment by Walhalla City Council.

DONE AND RATIFIED in Council Duly assembled this _____Day of _____ 2026.

_____

Tim Hall, Mayor

(seal)

ATTEST:

_____

David Poulson, City Administrator

Introduced By:

First Reading:

Public Hearing,
Second Reading
And Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-21

CITY OF WALHALLA)

AN ORDINANCE TO AMEND CHAPTER 270 OF THE WALHALLA MUNICIPAL CODE OF ORDINANCES AND TO ESTABLISH THE MINIMUM REGULATIONS GOVERNING SPECIAL EVENTS, AND OTHER MATTERS RELATED THERETO.

Whereas, the Walhalla City Council deems it beneficial to establish regulations for Special Events in the City of Walhalla; and

Whereas, the City Council of the City of Walhalla finds that the existing Special Events Ordinance requires modernization to address current needs; and

Whereas, the City Council finds that updated standards governing Special Events are necessary to protect the public health, safety and welfare of residents and businesses;

Whereas, Walhalla City Council wishes to revise the regulations relating to Permitting and the city's ability to respond to requests in a timely manner;

Now Therefore: it is ordained and enacted by the Mayor and Council members of the City of Walhalla, in meeting duly assembled, that:

1. Chapter 270 section 270-5.B of the Walhalla Municipal Code of Ordinances are hereby amended as follows:

§ 270-5 Permit required.

B. Any applicant who desires to conduct, promote, sponsor, organize or enable a special event is encouraged to submit a complete application for a special event permit, to include, without limitation, a site plan depicting existing facilities and proposed temporary facilities, a description of all activities which will be conducted, dates, times and locations for the proposed special event and a description of measures to be taken to ensure safety, health and welfare of event-goers, as well as those in the surrounding community, as soon as possible prior to the scheduled start of the event but no more than two years, and no less than 30 days, prior to the scheduled start of the event.

2. The remaining terms and provisions of the City of Walhalla Code of Ordinances not revised or affected hereby remain in full force and effect.

3. Should any portion of this Ordinance be deemed unconstitutional or unenforceable by an county of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All Ordinances, Orders, Resolutions, and actions of Walhalla City Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

This Ordinance shall take effect and be in full force upon the Second Reading and Enactment by Walhalla City Council.

DONE AND RATIFIED in Council Duly assembled this _____Day of _____ 2026.

_____

Tim Hall, Mayor

(seal)

ATTEST:

_____

David Poulson, City Administrator

Introduced By:

First Reading:

Public Hearing,
Second Reading
And Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-22

CITY OF WALHALLA)

AN ORDINANCE TO AMEND CHAPTER 275 OF THE WALHALLA MUNICIPAL CODE OF ORDINANCES AND TO ESTABLISH THE MINIMUM REGULATIONS GOVERNING THE USE OF PUBLIC WAYS, AND OTHER MATTERS RELATED THERETO.

Whereas, the Walhalla City Council deems it beneficial to establish regulations for the use of public streets and ways owned or maintained by the City; and

Whereas, the City Council of the City of Walhalla finds that the existing Streets and Public Ways Ordinance requires modernization to address current public safety, coordination, revitalization efforts and maintenance needs; and

Whereas, the City Council finds that updated standards governing public streets, sidewalks, rights-of-way and access management are necessary to protect the public health, safety and welfare of residents and businesses;

Whereas, Walhalla City Council wishes to revise the regulations relating to City streets, sidewalks and other public ways;

Now Therefore: it is ordained and enacted by the Mayor and Council members of the City of Walhalla, in meeting duly assembled, that:

1. Chapter 275 Article IV section 275-12 of the Walhalla Municipal Code of Ordinances are hereby amended as follows:

ARTICLE IV
Use of Public Ways

§ 275-12. Sidewalk sales; display or sale of goods and merchandise.

A. Businesses adjoining city sidewalks shall be permitted to conduct sidewalk sales and display of goods and merchandise on the sidewalks in front of their business during their business hours. Sidewalk sales may also be held during special events sponsored by the City or special organizations which have been granted approval by the City.

B. Businesses may permit vendors to use the sidewalk immediately in front of their business to conduct sidewalk sales, provided that the vendor has a current business license with the City of Walhalla.

C. When using public sidewalks for sidewalk sales, display or sale of goods and merchandise in front of businesses, a minimum of five (5) feet of sidewalk width shall remain unobstructed for pedestrian movement.

2. The remaining terms and provisions of the City of Walhalla Code of Ordinances not revised or affected hereby remain in full force and effect.

3. Should any portion of this Ordinance be deemed unconstitutional or unenforceable by an county of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All Ordinances, Orders, Resolutions, and actions of Walhalla City Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

This Ordinance shall take effect and be in full force upon the Second Reading and Enactment by Walhalla City Council.

DONE AND RATIFIED in Council Duly assembled this _____Day of _____ 2026.

_____

Tim Hall, Mayor

(seal)

ATTEST:

_____

David Poulson, City Administrator

Introduced By:

First Reading:

Public Hearing,
Second Reading
And Adoption:

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE) ORDINANCE 2026-23

CITY OF WALHALLA)

AN ORDINANCE AUTHORIZING THE LEASE OF THE SECOND FLOOR OF THE CITY GYM BUILDING, LOCATED AT 207 NORTH COLLEGE STREET, WALHALLA, SOUTH CAROLINA, TO SENIOR SOLUTIONS; ESTABLISHING THE TERMS AND CONDITIONS OF SAID LEASE; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE LEASE AGREEMENT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Walhalla, South Carolina (the "City"), owns the municipal property commonly known as the City Gym building, located at 207 North College Street, Walhalla, South Carolina 29691; and

WHEREAS, the second floor of the City Gym building consists of approximately 5,000 rentable square feet and is available for occupancy and use; and

WHEREAS, Senior Solutions, a South Carolina nonprofit organization, has expressed interest in relocating its operations to the second floor of the City Gym building for the purpose of providing senior and community services; and

WHEREAS, the City recognizes the value of providing services and resources to senior citizens and residents of the Walhalla community and finds that making the property available for these services serves a public purpose and provides a benefit to the citizens of Walhalla; and

WHEREAS, the City has determined that leasing the second floor of the City Gym building to Senior Solutions is an appropriate use of municipal property and is in the best interest of the City and its residents; and

WHEREAS, the City Attorney has prepared a proposed Lease Agreement establishing the terms, conditions, responsibilities, and obligations of both parties regarding the use and occupancy of the property; and

WHEREAS, the City Council desires to authorize the lease of the property to Senior Solutions under the terms and conditions set forth in the proposed Lease Agreement, which is attached hereto and incorporated herein by reference as Exhibit A.

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

SECTION 1. AUTHORIZATION OF LEASE

The City Council hereby authorizes the leasing of the entire second floor of the City Gym building, located at 207 North College Street, Walhalla, South Carolina 29691, consisting of approximately 5,000 rentable square feet, to Senior Solutions, a South Carolina nonprofit organization.

The lease shall be governed by the terms and conditions contained in the Lease Agreement attached hereto as Exhibit A.

SECTION 2. TERM OF LEASE

The lease shall have an initial term of twenty-five (25) years, commencing January 1, 2027, and expiring December 31, 2051, unless sooner terminated in accordance with the provisions of the Lease Agreement.

SECTION 3. RENTAL PAYMENT

The annual rental payment for the leased premises shall be Five Dollars ($5.00) per year, payable annually in advance in accordance with the terms of the Lease Agreement.

The City Council acknowledges that the nominal rental amount reflects the public benefit and community services that Senior Solutions intends to provide to senior citizens and residents of the City of Walhalla.

SECTION 4. PERMITTED USE

Senior Solutions shall use the leased premises solely for the provision of senior and community services consistent with its charitable and organizational purposes.

Any change in the permitted use of the property shall require the City's prior written approval in accordance with the Lease Agreement.

SECTION 5. RESPONSIBILITIES OF THE PARTIES

The City and Senior Solutions shall be responsible for the obligations established in the Lease Agreement, including, but not limited to, the following:

A. City Responsibilities:

- Maintenance and repair of the building's exterior, including the roof, exterior walls, foundation, structural elements, and exterior grounds.
- Normal exterior building maintenance.
- Maintenance of the existing heating, ventilation, and air conditioning system serving the leased premises.

B. Senior Solutions Responsibilities:

- Interior maintenance, repairs, janitorial services, and cleaning of the leased premises.
- Interior renovations, improvements, and upfit, subject to the City's prior written approval where required by the Lease Agreement.
- Payment of electricity charges directly to the utility provider.
- Payment of water and sanitation charges at the City's normal published rates.
- Maintenance of all required insurance coverage as specified in the Lease Agreement.
- Compliance with all applicable federal, state, and local laws, ordinances, building codes, and regulations.

SECTION 6. INSURANCE AND INDEMNIFICATION

Senior Solutions shall maintain the insurance coverage required by the Lease Agreement throughout the term of the lease.

Such coverage shall include general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate, together with other required coverage as outlined in the Lease Agreement.

Senior Solutions shall also be responsible for the indemnification and hold-harmless obligations established in the Lease Agreement.

SECTION 7. EXECUTION OF LEASE AGREEMENT

The City Administrator of the City of Walhalla is hereby authorized and directed to execute the Lease Agreement, substantially in the form attached hereto as Exhibit A, on behalf of the City, together with any related documents necessary to carry out the intent of this Ordinance.

The City Administrator and other appropriate City officials are hereby authorized to take such administrative actions as may be necessary to implement and administer the Lease Agreement.

Any material changes to the Lease Agreement that alter the substantive terms approved by City Council shall be presented to City Council for further consideration and approval.

SECTION 8. INCORPORATION OF LEASE AGREEMENT

The Lease Agreement attached hereto as Exhibit A is incorporated into and made a part of this Ordinance by reference.

In the event of any inconsistency between this Ordinance and the executed Lease Agreement, the provisions of the executed Lease Agreement shall govern the contractual relationship between the City and Senior Solutions, subject to applicable law and the authority granted by this Ordinance.

SECTION 9. SEVERABILITY

If any section, subsection, sentence, clause, or provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 10. EFFECTIVE DATE

This Ordinance shall take effect and be in full force upon the Second Reading and Enactment by Walhalla City Council.

DONE AND RATIFIED in Council Duly assembled this _____Day of _____ 2026.

_____

Tim Hall, Mayor

(seal)

ATTEST:

_____

David Poulson, City Administrator

Introduced By:

First Reading:

Public Hearing,
Second Reading
And Adoption:

EXHIBIT A

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into effective as of January 1, 2027 (the "Effective Date"), by and between the **CITY OF WALHALLA, SOUTH CAROLINA**, a municipal corporation of the State of South Carolina ("Landlord"), and **SENIOR SOLUTIONS**, a South Carolina nonprofit organization ("Tenant"). Landlord and Tenant are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

In consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. PREMISES. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the entire second floor of the building located at 207 North College Street, Walhalla, South Carolina 29691 (the "Leased Premises"), consisting of approximately 5,000 rentable square feet, as depicted on Exhibit B attached hereto. Tenant accepts the Leased Premises in their "AS IS, WHERE IS" condition as of the Effective Date, and Landlord makes no representation or warranty as to the condition or suitability of the Leased Premises for Tenant's intended purposes, except as expressly set forth herein.

2. TERM. The term of this Lease shall be 25 years, commencing on the Effective Date and expiring on the day immediately preceding the 25th anniversary of the Effective Date (the "Lease Term"), unless sooner terminated as provided herein.

3. RENT. Tenant shall pay to Landlord as base rent for the Leased Premises the sum of $5.00 per year (the "Rent"), payable annually in advance, without demand, on the Effective Date and on each anniversary thereof during the Lease Term, at such place as Landlord may from time to time designate in writing. The Rent, together with all other sums due from Tenant hereunder, shall constitute "Rent" for all purposes under this Lease. The Parties acknowledge that the nominal Rent reflects Tenant's provision of senior services for the benefit of the residents of the City of Walhalla and the public purpose served thereby.

4. UTILITIES. Tenant shall arrange and promptly pay, prior to delinquency, directly to the utility provider, all charges for electricity serving the Leased Premises. Water and sanitation services shall be provided by Landlord at Landlord's normal, published rates, and Tenant shall pay such charges within 15 days of Tenant's receipt of the invoice therefor. Landlord shall not be responsible for any stoppage or interruption of any utility service not within Landlord's reasonable control, and no such interruption shall result in an abatement of Rent.

5. USE OF THE LEASED PREMISES. Tenant shall use the Leased Premises solely for the provision of senior and community services consistent with Tenant's charitable and organizational purposes, and for no other purpose without Landlord's prior written consent. Tenant shall not use or permit the Leased Premises to be used in any manner that would violate any certificate of occupancy affecting the Leased Premises or any applicable law, ordinance, or regulation.

6. COMPLIANCE WITH LAWS. Tenant shall not permit the Leased Premises or any portion thereof to be used in any unlawful manner or in any manner that may create a nuisance including objectionable or unpleasant odors, noise, or vibrations. Tenant shall comply with any and all laws, ordinances, orders, covenants, restrictions, or regulations now in force or which hereinafter may be enacted or promulgated by any lawful authority having jurisdiction over the Leased Premises or the use thereof, including but not limited to City building code, compliance with the requirements of all policies of insurance at any time in force with respect to the Leased Premises.

7. MAINTENANCE BY LANDLORD. Landlord shall, at its expense, maintain and keep in good repair the exterior of the building of which the Leased Premises are a part, including the roof, exterior walls, foundation, structural elements, and exterior grounds, and shall perform normal maintenance of the exterior of the building. Landlord shall maintain the existing heating, ventilation, and air conditioning system serving the Leased Premises as of the Effective Date (the "Existing HVAC System"). Landlord's obligations under this

paragraph shall not extend to any damage caused by the negligence or willful misconduct of Tenant, its employees, agents, invitees, or licensees, the cost of repair of which shall be borne by Tenant.

8. MAINTENANCE BY TENANT. Tenant shall, at its expense, maintain the interior of the Leased Premises in good order, condition, and repair, and shall be responsible for all interior maintenance, janitorial and cleaning services, and interior renovations and upfit of the Leased Premises. Any interior renovation, alteration, or upfit by Tenant shall be subject to the prior written consent of Landlord and shall be performed in a good and workmanlike manner in compliance with all applicable laws. Tenant shall be responsible for the installation, operation, and maintenance of any supplemental or additional heating, ventilation, and air conditioning equipment beyond the Existing HVAC System that Tenant may require for its use of the Leased Premises, which supplemental equipment shall be installed only with Landlord's prior written consent.

9. ALTERATIONS AND FIXTURES. Tenant shall make no structural alterations to the Leased Premises without Landlord's prior written consent. All alterations, additions, and improvements made to the Leased Premises, except Tenant's movable trade fixtures and personal property, shall become the property of Landlord upon the expiration or earlier termination of this Lease, unless Landlord requires their removal, in which event Tenant shall remove the same and repair any damage caused by such removal.

10. ASSIGNMENT AND SUBLETTING. Tenant shall not assign this Lease or sublet all or any portion of the Leased Premises without the prior written consent of Landlord, which consent may be granted or withheld in Landlord's sole discretion. Any attempted assignment or subletting without such consent shall be void and shall constitute an event of default hereunder.

11. DAMAGE AND LOSS. Tenant shall use all facilities of the Leased Premises at Tenant's risk. Landlord shall not be liable to Tenant, Tenant's employees, licensees, invitees, or guests, or any other person for any loss, injury, or damage to personal property, whether or not due to negligent acts or omissions by Tenant, Tenant's employees, licensees, invitees, or guests, or by any other third parties. Tenant indemnifies and saves harmless Landlord for any expense or loss Landlord may incur because of any fire or other casualty or accident caused by the act or omission of Tenant, or Tenant's employees, agents, licensees, invitees, or guests.

The obligations in this Paragraph 11 shall survive the expiration or earlier termination of this Lease.

12. INSURANCE. Throughout the Lease Term, Tenant shall maintain, at its expense, the following types of insurance: (a) comprehensive general public liability insurance, which shall include coverage for personal liability, contractual liability, Tenant's legal liability, bodily injury (including death) and property damage all on an occurrence basis with respect to the business carried on or from the Leased Premises and Tenant's use and occupancy of the Leased Premises in an amount not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (b) all risk, fire and extended coverage insurance on Tenant's property in the Leased Premises covering the full replacement cost of all such property; (c) worker's compensation insurance as required by law; and (d) any other insurance which Landlord reasonably requires.

All such insurance policies shall name Landlord as an additional named insured, provide that they shall not be canceled without 30 days' prior written notice to Landlord, provide that such insurance shall be primary with respect to any policies carried by Landlord and that any coverage carried by Landlord shall be excess insurance, be written by an insurance company authorized to do business in the State of South Carolina and approved by Landlord, and contain a waiver of subrogation endorsement acceptable to Landlord.

A copy or certificate of each required insurance policy shall be delivered to Landlord prior to the commencement of this Lease and not less than 30 days prior to any renewal of such insurance policy.

13. HOLD HARMLESS. Tenant shall defend and hold Landlord harmless from and against all suits, actions, damages, liabilities, and expenses (including attorney's fees and court costs) in connection with bodily injury, death or property damage arising from or out of any occurrence in, upon, at or from the Leased Premises.

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The obligations in this Paragraph 13 shall survive the expiration or earlier termination of this Lease.

14. DEFAULT. The following events or occurrences shall constitute events of default: (a) Tenant's failure in the payment of any Rent, additional rental or other sum due hereunder when due; (b) Tenant's failure to perform any covenant or condition of this Lease; (c) Tenant's abandonment or vacation of the Leased Premises; (d) Tenant's voluntary assignment for the benefit of creditors; or (e) Tenant's filing a petition for relief of any kind under the provisions of Title 11 of the United States Code, as amended ("Bankruptcy Code"), or an involuntary petition under the Bankruptcy Code is filed against Tenant or a receiver or trustee is appointed for Tenant's property.

Upon any event of default, in addition to any other rights and remedies under this Lease, in law or equity, and with or without terminating this Lease, Landlord, its agents and representatives may without liability re-enter and repossess the Leased Premises without prior notice, and exercise any or all of the following rights: (w) correct or repair any condition which constitutes such default and recover from Tenant any amount expended by Landlord to cure such default; (x) demand Tenant vacate the Leased Premises and remove all of Tenant's property thereon; (y) accelerate any Rent; or (z) relet the Leased Premises on Tenant's behalf, and recover from Tenant any deficiency between the amount received as rent, less all costs of reletting, and the amounts due under this Lease. If any amount owing to Landlord under this Lease is collected through an attorney, Tenant agrees to pay an additional amount equal to the amount of Landlord's attorney's fees.

15. EMINENT DOMAIN. Landlord may elect to terminate this Lease upon 30 days' written notice to Tenant should all or a portion of the Leased Premises be taken by eminent domain or pursuant to other governmental authority.

16. SURRENDER. Upon expiration or earlier termination of this Lease, Tenant shall perform each of the following: (a) quit and surrender the Leased Premises to Landlord; (b) remove from the Leased Premises all of Tenant's property and repair any damage caused by such removal; and (c) clean the Leased Premises and restore them to their original or better condition, ordinary wear and tear excepted.

17. HOLDING OVER. If Tenant holds over and remains in possession of the Leased Premises beyond the expiration of the Lease Term or other termination of this Lease, such holding over shall not be deemed or construed to be a renewal of this Lease but shall constitute the creation of a month-to-month tenancy or a tenancy at sufferance which may be terminated by Landlord upon 30 days' prior written notice to Tenant.

18. SUBORDINATION. Tenant's interest under this Lease and in the Leased Premises is and shall be subordinate to any mortgage, deed of trust, or other security instrument now or hereafter placed upon the Leased Premises by Landlord, and to all renewals, modifications, and extensions thereof. Tenant agrees to execute any instrument reasonably requested by Landlord to confirm such subordination.

19. SALE BY LANDLORD. In the event Landlord sells or transfers the Leased Premises during the Lease Term, the purchaser shall purchase the Leased Premises subject to this Lease and Tenant hereby acknowledges that after such sale, Tenant shall look solely to such third-party purchaser as Landlord under this Lease. Landlord shall be released from the obligations hereunder, and Tenant's remedies for any breach of this Lease shall be solely against the new owner.

20. HAZARDOUS MATERIALS. Throughout the Lease Term, Tenant shall not cause, permit or allow any substances or materials (whether solid, liquid or gaseous and including, without limitation, any petroleum or petroleum by-products) deemed to be toxic or hazardous or the manufacture, storage, transport or disposal of which is regulated by any federal, state or local agency or authority (collectively, the "Hazardous Materials") under any federal, state or local law, ordinance, rule or regulation related to the environment or health and safety matters, as amended from time to time ("Environmental Laws"), to be handled, placed, stored, dumped, dispensed, released, discharged, manufactured, treated, processed, used, transported or located on the Leased Premises without Landlord's prior written consent. Upon the expiration or earlier termination of this Lease, Tenant, at Tenant's expense, shall remove all Hazardous Materials from the Leased Premises.

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Tenant shall give Landlord immediate written notice of any problem, spill, discharge, threatened discharge or discovery of any Hazardous Materials on or about the Leased Premises. Tenant releases and holds Landlord harmless from and against all Liabilities suffered by, incurred by or assessed against Landlord arising as a result of any Hazardous Materials upon or under the Leased Premises caused by Tenant. Tenant's obligations under this paragraph shall survive the expiration or earlier termination of this Lease.

21. MISCELLANEOUS. This Lease shall be governed by and construed in accordance with the laws of the State of South Carolina.

Invalidity. The invalidity or unenforceability of any term herein shall not affect the validity or enforceability of any other term.

Memorandum. This Lease shall not be filed or recorded on the public record. However, a memorandum thereof may be recorded at Tenant's sole cost upon prior written consent of Landlord.

Non-Waiver. No right or remedy under this Lease shall be waived unless the waiver is in writing and signed by the party claimed to have made the waiver, and such waiver shall not be interpreted as a continuing waiver.

Successors and Assigns. This Lease shall be binding upon the parties hereto and their respective successors and assigns.

Notices. All notices under this Lease shall be in writing and shall be deemed given when delivered personally or by nationally recognized overnight courier, or three days after being mailed by certified mail, return receipt requested, to the Parties at the addresses set forth beneath their signatures below, or at such other address as a Party may designate by written notice.

Time. Time is of the essence in each and every provision regarding Tenant's performance under this Lease.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]

[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

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EXHIBIT A

SIGNATURE PAGE: LEASE AGREEMENT

IN WITNESS WHEREOF, Tenant and Landlord duly execute this Lease under seal as of the day and year first above written.

LANDLORD:
City of Walhalla, South Carolina

By:
Title: City Administrator

TENANT:
Senior Solutions

By:
Name:
Title:

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EXHIBIT A

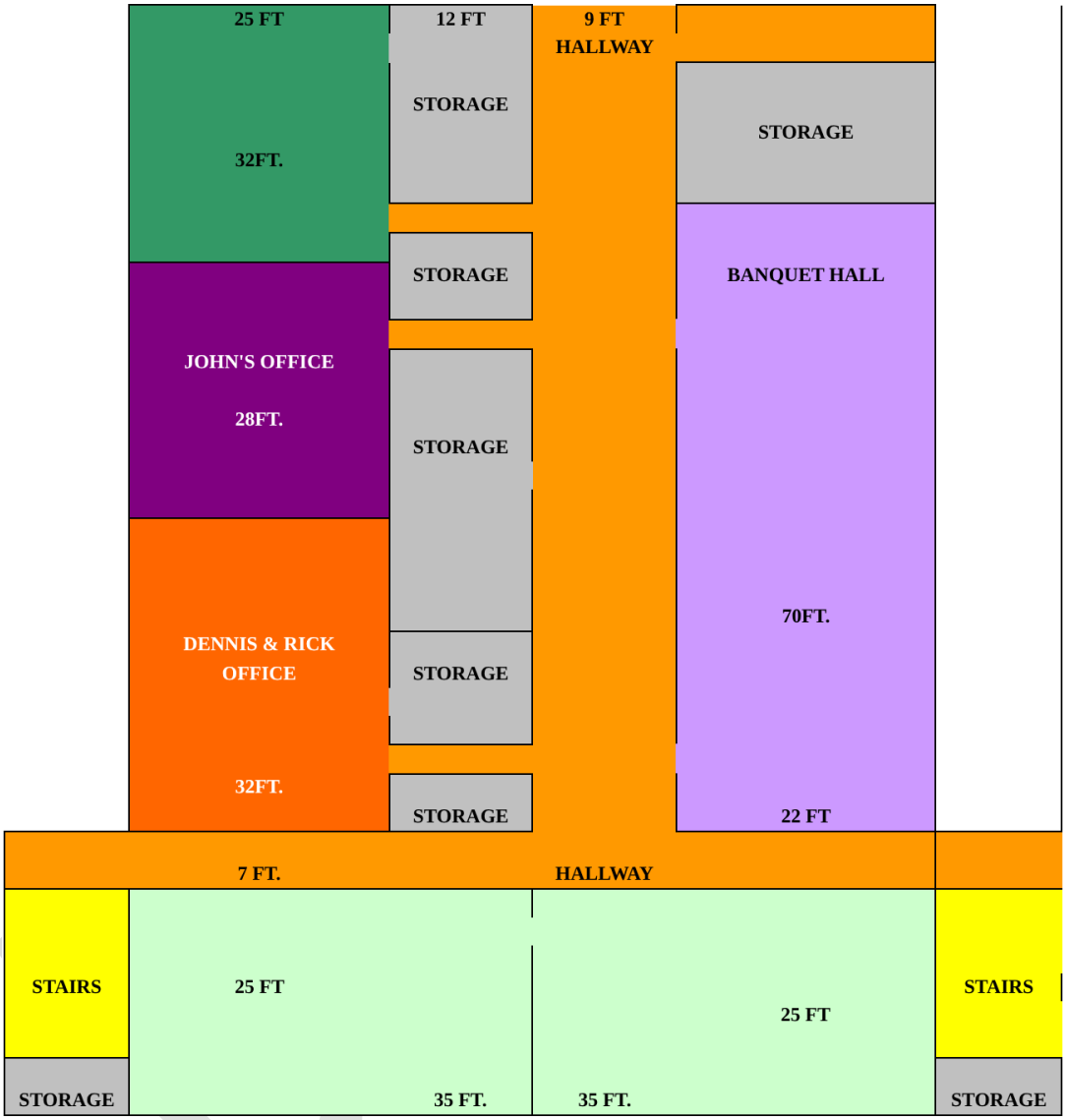
Rent Schedule

Year	Annual Base Rent ($)
1	5.00
2	5.00
3	5.00
4	5.00
5	5.00
6	5.00
7	5.00
8	5.00
9	5.00
10	5.00
11	5.00
12	5.00
13	5.00
14	5.00
15	5.00
16	5.00
17	5.00
18	5.00
19	5.00
20	5.00
21	5.00
22	5.00
23	5.00
24	5.00
25	5.00

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EXHIBIT B

Depiction of the Leased Premises



Second floor of 207 North College Street – approximately 5,000 square feet. Floor plan supplied by the City; not to scale.