2023 2024

CITY OF

Clemson

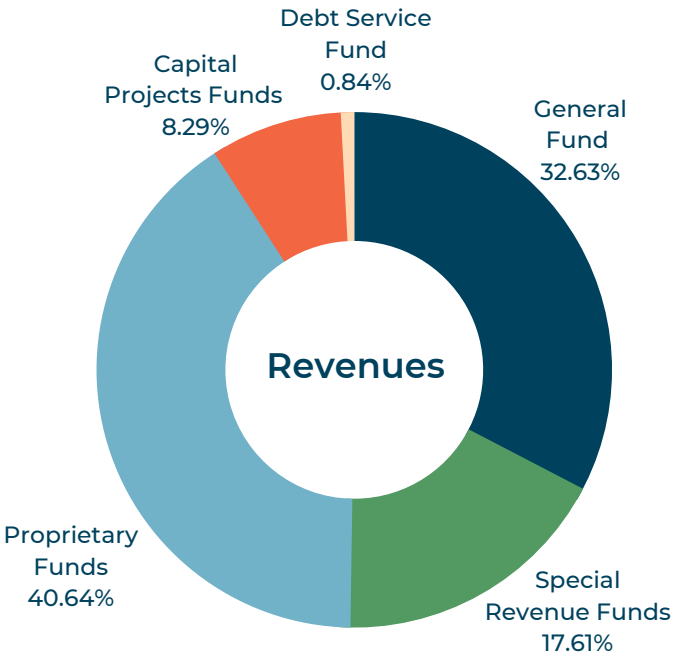
SOUTH CAROLINA

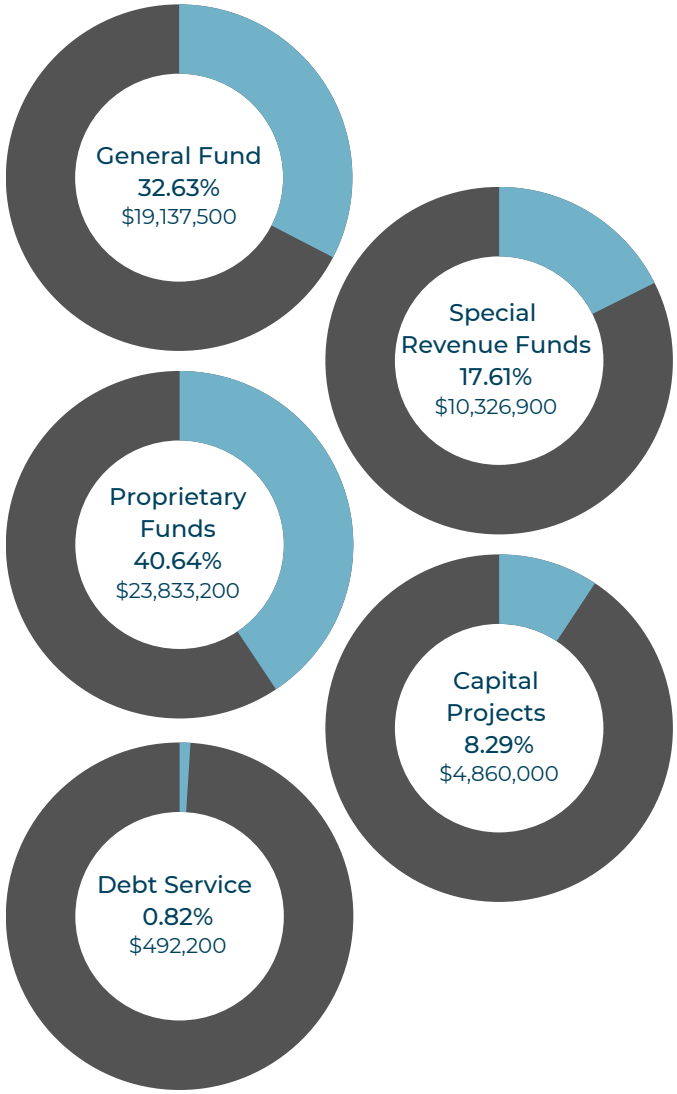
BUDGET AT A GLANCE

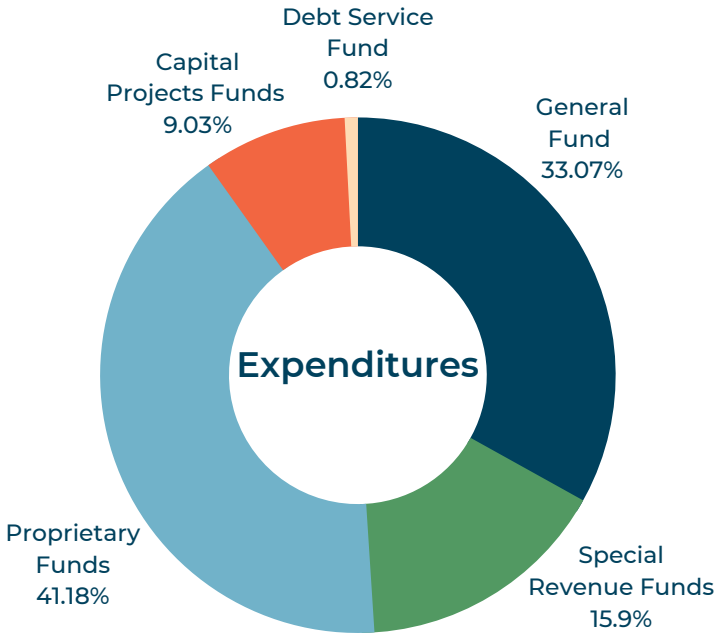
2023-2024 Revenues and Expenditures

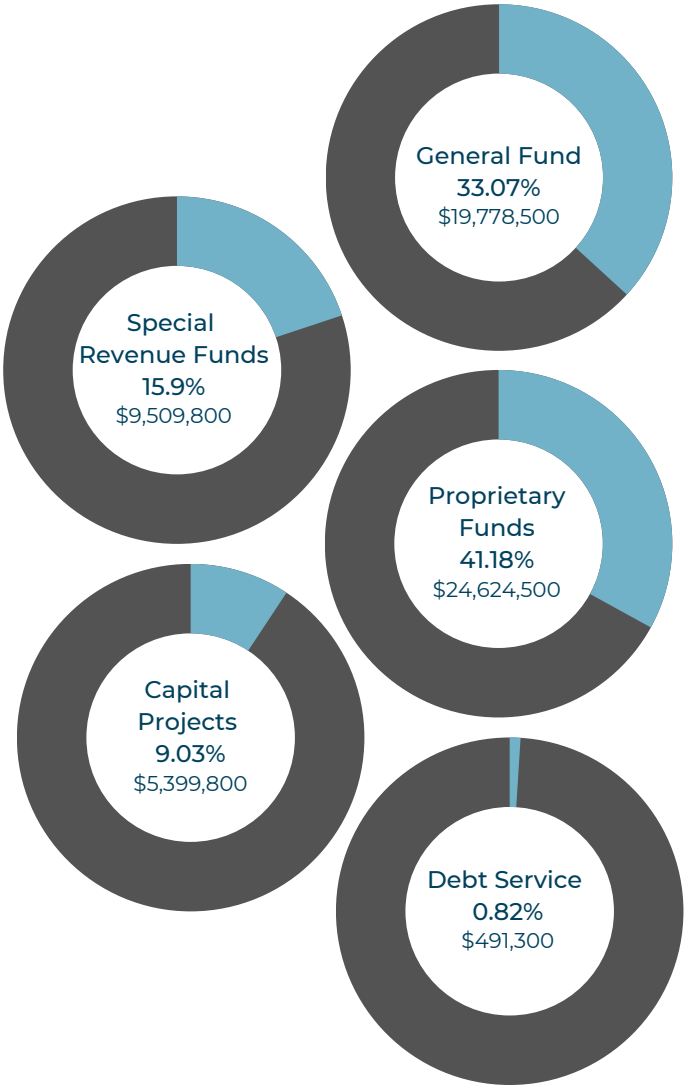
For more details about revenues and expenditures, scan the QR code or visit the URL below to view the full budget document.

https://tinyurl.com/ClemsonBudget24









How Will Our Budget Affect Your Budget?

Services and Fees

Utility Rate Study

The City conducted a rate study in FY 23 to make sure revenues were sufficient to operate our Water, Wastewater, and Stormwater Utilities and were able to fund the Capital Improvement Plan.

The goal of the rate study was to determine the rates necessary to fund both operating and capital costs for each utility of the next five years.
Factors impacting the rates include:

- Rising operating costs (equipment, supplies, chemicals, etc.)
- Rising personnel costs (cost of labor, employee benefits, retirement contributions)
- Planned capital expenditures not awarded grant funding (Pendleton Clemson Wastewater Treatment Plant upgrades, pump station replacements, transmission main replacements, large equipment replacement)

Utility Rate Increases

		Old Rate	Increase	New Rate
Water	**Base**	$11.71	$1.17	$12.88
	Volumetric*	$3.65	$0.37	$4.02
Sewer	**Base**	$19.30	$1.45	$20.75
	Volumetric*	$5.20	$0.39	$5.59
Storm-water	**Residential**	$4.00	$2.00	$6.00
	Non-Residential	$12.00	$6.00	$18.00

** Volumetric Rate is Per 1000 gallons*
*** Sanitation Fees will remain $15 per month*

Usage: 5,000 gallons

$11.71		**$11.71**	$12.88		**$12.88**
$3.65	x5	**$18.25**	$4.02	x5	**20.10**
$19.30		**$19.30**	$20.75		**$20.75**
$5.20	x5	**$26.00**	$5.59	x5	**$27.95**
$4.00		**$4.00**	$6.00		**$6.00**
$12.00		--	$18.00		--
Total		**$79.26**	Total		**$87.68**

Difference: $8.42

Other Fees and Services

Business License Rates
Both base rate and per $1000 rate will increase for all in-City and out-of-City businesses. The specific increases will vary by rate classes but is anticipated to generate 27% more revenue.

Rental Housing Permits
This fee will increase from $100 to $125 for properties in both the short and long term rental programs. This will cover personnel costs associated with performing annual property inspections to ensure all “livability standards” are met.

Impact Fees
Impact fees are one time payments paid to the City by developers for growth related infrastructure. Fees will increase for police, residential sanitation, parks and recreation, water, and sewer impacts. Additionally, a new fire impact fee will be implemented.

More details on business license fees will be available on the City's website.

For more on permitting and impact fees view the full budget at https://tinyurl.com/ClemsonBudget24

How Will Our Budget Affect Your Budget?

Property Taxes

Property Tax Overview

Property taxes are the City's largest revenue source, comprising roughly 52% of all General Fund revenues. Property taxes are levied on all residential, commercial, and personal property in the City of Clemson. The tax levy on a particular piece of property is determined by three factors: market value, assessment ratio, and millage rate.

- *Market value* is determined by the Pickens County Assessor's Office using a variety of factors such as size, condition, location, and recent selling prices of comparable properties.
- *Assessment ratio* is a percentage which is multiplied by the appraised market value of a property to determine the assessed value. Owner-occupied residences are assessed at 4%. Commercial properties and motor vehicles are generally assessed at 6% and personal property at 10.5%.
- Millage is a term used to describe the rate of taxes levied. A mill is calculated at one dollar per one thousand dollars of assessed value: $1,000 assessed value / $1 of tax = .001 = 1 mill

The South Carolina State Code of Laws limits the annual percentage increase in the millage rate to the increase in the Consumer Price Index plus the annual projected increase in population, with the exception that a municipality may utilize any allowed, but unused millage rate increase for the three previous tax years.

For property taxes to be fair and uniform, property values need to be updated to reflect market values for every property. State law requires reassessment every five years. Property was reassessed in Pickens County during FY 2020.

Calculating Your Property Tax Bill

Market Value: $200,000

Assessment Ratio	4%
Millage Rate	92 mills
LOST Credit Rate (FY23)	0.1371%

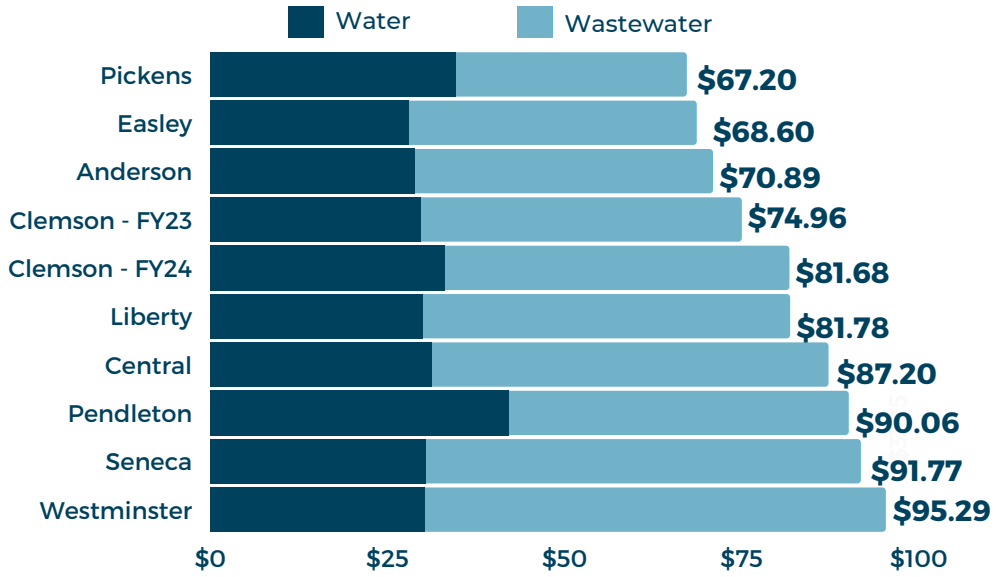
Market Value	$	200,000
x Assessment Ratio	x	0.04
Assessed Value	$	8,000
Assessed Value	$	8,000
x Millage Rate	x	0.09200
Tax Bill	$	736.00
Market Value	$	200,000
x LOST Credit Rate	x	0.001371
LOST Credit	$	274.20
Tax Bill	$	736.00
- LOST Credit Amount	-	274.20
Amount Paid By Owner	$	**461.80**

While the millage rate has increased from 85.5 to 92 mills, the Local Option Sales Tax (LOST) credit rate is anticipated to be higher this fiscal year. This increased credit rate will further offset the tax bill and reduce the amount paid by the owner. The increased LOST credit rate is anticipated to offset the millage increase so that the homeowner's final 2024 tax bill should not be measurably different from the final 2023 tax bill.

How Do We Compare?

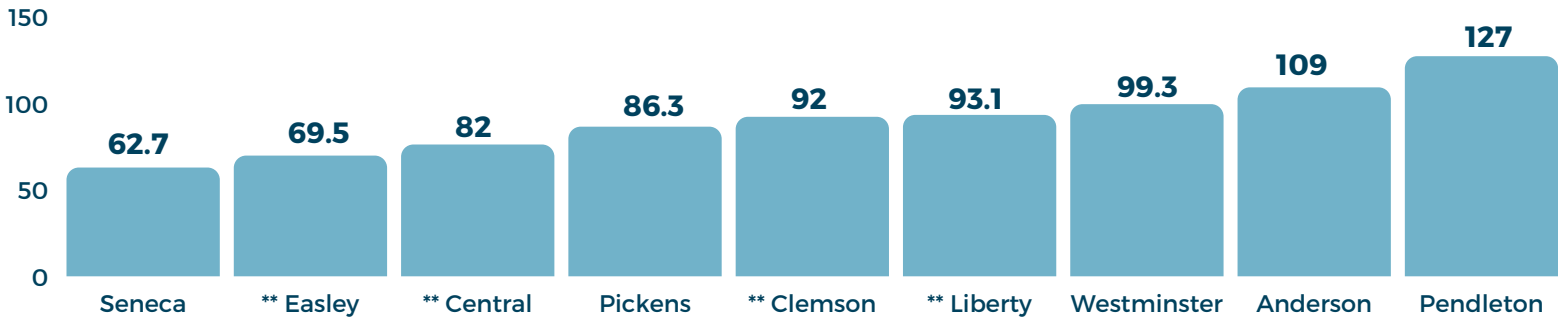
Average Utility Bill Comparison

Based on 5,000 gallon water and wastewater use



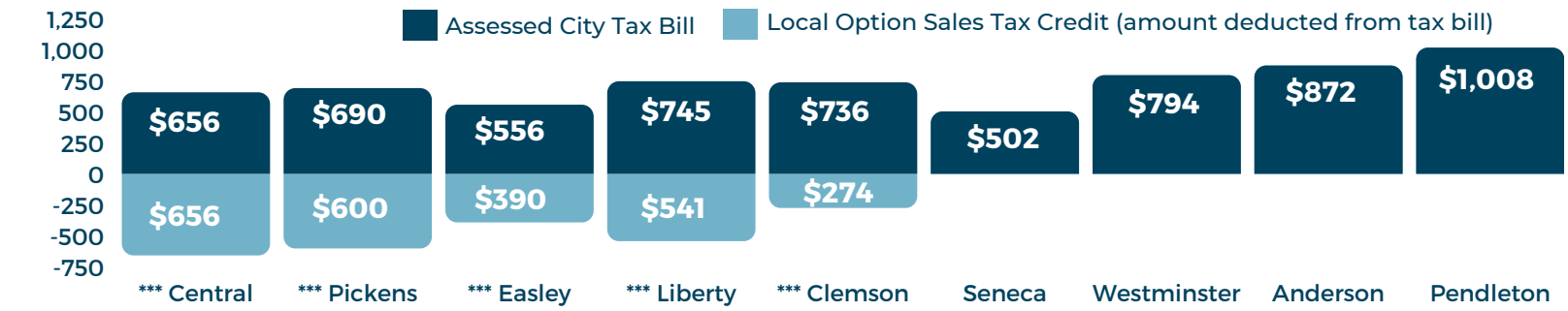
Millage Comparison

*** denotes cities with local option tax credit*



City Tax Bill Comparison

Calculated using a home valued at $200,000
2022 LOST credit rate used for estimates



Amount paid by owner	$0	$90	$166	$204	$462	$502	$794	$872	$1,008

Pickens County has Local Option Sales Tax
Oconee County and Anderson County do not.

Sustainability Efforts

Efforts towards sustainability are essential to building a City that will thrive in the present and the future. This means keeping vehicles, equipment, software, resources, and infrastructure up to date and in good working order while also making intentional efforts towards future planning. Furthermore, programs and initiatives aimed at improving our environment and reducing our ecological footprint will help ensure a vibrant community for generations to come.

Long Term Planning

- Continued Investment into ClemsonNext White Paper Recommendations for Strategic Growth
- Refine Uptown Redevelopment Area Overlays
- 2040 Comprehensive Plan
- 10 Year Parks Master Plan
- Urban Forest Master Plan
- Tourism and Community Events Coordinator to continue promoting the City as a destination
- Hire Diversity, Equity, and Inclusion Consultant to improve the City's DEI efforts.
- Continue integrating the City's newly established brand

Growing a Greener Clemson

Department of Urban Park Land Management enters its second year under the direction of Tony Tidwell, who has made several outreach efforts to "Grow a Greener Clemson," including speaking at Clemson University Sustainability Leadership Classes and meeting with the Clemson University Sustainable Forest Initiative Team to discuss sustainable Urban Forests initiatives and standards and possibilities for future partnerships.·

Tree Canopy Ecosystem

Urban Tree Canopy Assessment completed in October 2022 found the City's current tree canopy is at 48%, and we aim to increase the canopy to 50%. In the coming budget year, the City will

- increase planting on public, City-owned properties,
- partner with businesses and developments to increase planting, and
- host tree giveaway events as well as informational workshops to encourage tree planting on private property.

Recycling

- Recycling drop-off facility at Public Works has expanded, and the City has partnered with the University to utilize the Kite Hill Recycling Center.
- A grant application is in to create a new recycle center at the Fire Station #2 on Issaqueena Trail.

Equipment/Resources

Vehicles

- Knuckle Boom Truck
- Two (2) Utility Trucks
- Rearload Residential Sanitation Truck
- Five (5) Police Interceptors
- Pick-up Truck for Urban/Park Land Management
- Dump Truck
- One (1) Diesel Bus
- Three (3) Electric Buses

Equipment

- Back-up Generator for Fuel Station
- Street Striping Machine
- Brake Lathe
- Tire Changer
- Replacement of Kilgore Park Playground
- Sod Cutter
- Field Chalking Robot
- Vacuum/Excavator Trailer
- Bush Hog
- Refrigerated Sampler for Treatment Plant
- Drone for Engineering
- Dual Depot Chargers for Electric Buses
- Tilt Deck Trailer (7'x83")

Upgrades

- Police Report Management and Radio System
- Routing Infrastructure and Servers to improve internet connectivity, network stability, and security of City systems
- Expand Downtown Security Cameras
- LED Street Lights on Tiger Blvd
- Public Building HVAC Systems
- Pickleball Courts at Nettles Park
- Refinish CCRC Gym, Aerobics Floors
- Resurface CCRC Pools
- Clemson Park Buildout
- Christmas Tree Improvements
- Downtown Parking Initiative

Infrastructure Improvements

American Rescue Plan Funds

	Drinking Water	Stormwater	Wastewater	Total
Cochran Road	$100,000	$125,000	$150,000	**$375,000**
Monaco Estates Rehabilitation	$468,100	$69,600	$854,500	**$1,392,200**
Roslyn/Vineyard	$505,400	$30,700	$78,500	**$614,600**
Strawberry Lane	$311,000	$38,400	$418,800	**$768,200**
Vista Drive/Vista Circle	$410,500	$86,500	$881,500	**$1,378,500**
West Calhoun	$299,000	$15,700	--	**$314,700**
Riggs Drive/Poole Lane	--	$104,900	$1,993,200	**$2,098,100**
Total	**$2,094,000**	**$470,800**	**$4,376,500**	**$6,941,300**

Other Funds

	Current Year Contribution	Total Project Cost	Page in Budget Book
Downtown Streetscape Construction	$250,000	$1,575,800	103
Sidewalk Project (Abel to Rotary Park)	$167,300	$167,300	104
Downtown/Hwy 93 Water Upgrades	$400,000	$860,000	124
Holly Ave Drainage Project	$187,500	$187,500	137
Mountainview/Payne/Hazelwood Wastewater	$250,000	$500,000	154
Pump Station #7 Truck Line Replacement	$33,000	$3,072,000	155
Pendleton-Clemson WWTP Upgrade	$500,000	$12,000,000	162
Pump Station #5 Reconstruction	$33,000	$1,286,000	163
Pump Station #7 Expansion	$34,000	$2,975,000	164
Pump Station #9 Rebuild	$60,000	$60,000	165
Dawson Park Restrooms	$215,000	$215,000	198
GCT- 18 Mile Creek	$125,000	$1,230,000	220
GCT - Pendleton Road	$125,000	$1,025,000	221
GCT - Kelly Road/Butler Street	$130,000	$130,000	222
Clemson Park Building, Skate Park, Splash Pad	$250,000	$1,870,000	227

Breakdowns of each project are located in the full budget book, which may be viewed by scanning the QR code or visiting the link below.

https://tinyurl.com/ClemsonBudget24

Budgeting to Address CLEMSONNEXT White Paper Recommendations

Invest in Transit

- Increase starting pay for drivers from $15 to $17
- Purchase 3 buses - 1 diesel; 2 electric
- Introduce new Gold route to reduce wait times, increase ridership, provide better access

Enhance Bike and Pedestrian Infrastructure

- Complete Phase 1 of Green Crescent Trail
- Issue Hospitality Revenue Bond to develop Eighteen Mile Creek portion of Green Crescent Trail
- Require developments to install bike and pedestrian lanes along frontage (or pay fee)

Enhance the Small Business Ecosystem

- Renovate downtown police substation
- Install new streetscape enhancements on College Avenue

Support the Creation of Affordable Housing

- Install infrastructure for Pickens County Habitat Neighborhood using Congressional allocation
- Make available two homes for affordable housing

Invest in Neighborhood Preservation & Enhancement in Key Areas

- Work with Appalachian Council of Governments to obtain $1 million to replace water infrastructure in Goldman Street Community

Facilitate Student and Non-Student Housing

- Create Planned Development with Youngblood Development for the Grange (including non-student housing and commercial development
- Develop infrastructure to facilitate phase one of Pacolet Milliken and link amenities to surrounding community

Create Overlays

- Hire consultant to overhaul Comprehensive Plan
- Develop overlay district for Uptown Redevelopment Area

Cultivate Development of the Overlay Areas

- Address overlay areas through Comprehensive Plan development process
- Refine draft overlay for Uptown redevelopment area as more details are confirmed to promote future development

Expand Capacity and Foster Collaboration

With Clemson University

- Fund Gold Route until it is eligible for federal grant funding
- Fund Old Stone Church and Cherry Road signalization project to improve safety and traffic congestion
- Link Green Crescent Trail to Perimeter Road pedestrian paths
- Enter year two of five year fire contract to include purchase of new fire apparatus
- Conduct feasibility study to create joint public safety training facility

With Nearby Cities, Towns, and Counties

- Address housing/infrastructure needs to facilitate growth in the Southern Part of Pickens County (with Pickens County and SDPC).
- Add capacity to the County's Middle Wastewater Treatment Plant (with Pickens County, the Town of Central, and the City of Liberty).
- Fund and jointly operate a $60,000,000 investment in the Pendleton/Clemson Wastewater Treatment Plant. (with Town of Pendleton and Anderson County).
- Conduct a regional transportation study to identify projects needed to facilitate increased traffic. This will then be scheduled on the South Carolina Infrastructure Improvement Plan for funding (with Anderson County, Pickens County, and Clemson University).
- Create a shared CAD and Records Management System that will enhance public safety (with Pickens County and Clemson University).
- Install a new welcome to Clemson and Pickens County sign as you enter the City from Lake Hartwell on Tiger Blvd (with Pickens County)

Other Expansions and Collaborations

- Collaborate with land owners and developers to create a downtown destination in the Uptown Catalyst Area (to include the expansion of Abernathy Waterfront Park, streetscape and traffic enhancements, and an activated waterfront)
- Adding 13 new full time employees in the FY24 budget to expanding capacity to deal with growth and continue providing services at a high level

To view the FY24 Budget in its entirety, scan the QR code to the left or visit the URL below

https://tinyurl.com/ClemsonBudget24

Community Snapshot

18,883
Population

6.65% Growth Since 2020

1,129

$40,309
Median Household Income

Median Home Value
$296,309

63.9%

Bachelor's Degree or Higher

Square Miles
8

28th

Most Populated City in South Carolina

Male
52%
Population

Female
48%
Population

5.2%

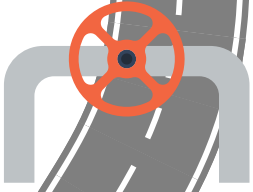
Unemployment Rate

Businesses in the City
544

Median Age
26.5

30%
Below Poverty Level

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Maintained
108
miles of sewer
122
miles of water pipe

Collected
10.9
million pounds of garbage

Maintained
576
fire hydrants.

Maintained
146
lane miles of roads.

Collected
1.3
million pounds of recyclables at recycle center.

Maintained
247
acres of parks and open spaces.

Conducted
2,850
building and
532
fire inspections.

Made contact with
34,737
neighborhood citizens.

Carried
809,203
passengers on CATbus.

Clemson at Work