



AGENDA

FORMAL MEETING OF CITY COUNCIL
Thursday, June 9, 2022 - 6:00 PM
300 Wall Street, Municipal Court Council Chambers

Citizens may access the meeting at the following YouTube address: <https://www.youtube.com/channel/UC6JiYlrM1NUcM8Ea8BLXCfA>

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance - Reverend Samuel N. Flint, Mt. Zion Baptist Church
3. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
4. City Administrator's Report - Shawn M. Bell
 - a. May Reports
5. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
 - a. Approve May 10, 2022 Special Called Meeting Minutes
 - b. Approve May 12, 2022 Regular Council Meeting Minutes
6. Unfinished Business -
 - a. Second Reading, Ordinance 2022-3 - Public Works Fee Increase
 - b. Second Reading, Ordinance 2022-4 - FY 2022-2023 Budget
 - c. Second Reading, Ordinance 2022-5 - FY 2021-2022 Budget Amendment
7. New Business -
 - a. Resolution 2022-7 - A Resolution certifying certain real property in the City of Fountain Inn as an abandoned Textile Mill Site.

- b. Z 2022-3 Rezone 509 South Main Street, containing approximately 0.94 acres, Laurens County Tax Map 904-05-01-057 from R-12, Residential District to NC, Neighborhood Commercial District.
- c. Z- 2022-4 Rezone 202, 204 Inn Circle, containing approximately 0.8 acres, Greenville County Tax Map 0358000106100, 0358000106101 from R-15, Residential District to R-12, Residential District
- d. Z- 2022-5 Rezone Nash Street, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002 from R-12, Residential District to R-M, Residential Multifamily District
- e. Z- 2022-6 Rezone Georgia Street, containing approximately 2.36 acres, Greenville County Tax Map 0337000100904 P/O from C-2, Commercial District to S-1, Services District
- f. Z- 2022-7 Rezone 290 McCarter Road, containing approximately 2.39 acres, Greenville County Tax Map 0351000100104 from I-1, Industrial District to S-1, Services District
- g. AX 2022-1 Annex 202, 206 Fairview Street Extension, containing approximately 105.6 acres, Greenville County Tax Map 0562010100100, 0562010100200 and rezone to I-1 Industrial District
- h. Ordinance 2022-6 Amending Section 12:4 of Appendix A (Zoning) of the code of ordinances of the City of Fountain Inn, SC , 1992, as amended ("Code")
- i. Reschedule July 14, 2022 council meeting date to Thursday, July 7, 2022

8. Executive Session -

- a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration Department.

After coming out of executive session, Council may vote on items discussed during executive session.

9. Adjourn

CITY ADMINISTRATOR REPORT



Agenda Date: June 9, 2022

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- Woodside Streetscape
 - SCDOT only received two bids
 - Lowest bid was still well over-budget and SCDOT did not recommend awarding the contract
 - Staff is going to evaluate the existing plans and see if the scope can be reduced
 - Project will need to be re-bid
- Woodside Connector
 - At least a \$400,000+ budget shortfall
 - Will attempt to secure a third Transportation Alternatives Program (TAP) grant in the Fall of 2022
- New FING/Public Works Facility
 - 90% construction documents are complete
 - Planning a groundbreaking ceremony sometime this summer
- Main Street Streetscape (Jones to 418)
 - CoTransCo has received the complete survey
 - CoTransCo has begun the right-of-way plans which should be complete within the next few weeks
- Sanctified Hill Park
 - Will open bids on June 10
- Interstate Signage
 - Cost estimates have been obtained
 - Will be going out for bid soon
- Commerce Park Amphitheater
 - Finalizing design
 - Next steps will be to obtain cost estimates and go out for bids

Community Relations

- Public Information
 - Social Media (May 2022)
 - Impressions: 592,237 (up 27%)
 - Engagements: 42,720

- Fountain Inn was the 2nd most engaged municipality in South Carolina for the month
- Upcoming Events
 - Juried Arts Exhibition
 - On display at the History Museum Gallery from June 15 – July 15
 - Juneteenth Soul Food Festival on June 18 from 12:00 – 6:00 p.m. on Main Street
 - Fourth of July Spectacular on July 2 from 6:00 – 9:00 p.m. on Main Street
 - Sounds of Summer: Fridays, June - August from 6:00 – 9:00 p.m. at Commerce Park
 - Farmers Market: Saturdays, June - August from 8:00 a.m. – noon at Commerce Park
- Main Street
 - Reinvestment
 - Five grant applications awarded
 - Seven active renovations
 - Value of projects: \$724,699
 - 15 façade inquiries and 13 façades rendered
 - May 2022 Downtown Visitors
 - 76,900 visits from 44,000 visitors

Human Resources

- Personnel
 - Administration:
 - Staff Accountant – One vacancy; currently filled by a temporary employee
 - Customer Service Representative (Gas Billing) – Two vacancies; currently filled by temporary employees
 - Judicial:
 - Deputy Clerk of Court – Filled – tentative start date August 1
 - Police:
 - Patrol Officer – Filled; post offer screening in process
 - Dispatch – One vacancy; interviews scheduled for June 9
 - Public Works:
 - CDL Truck Driver – Two vacancies filled; post offer screenings in process

Natural Gas

- Deliveries for May 2022
 - Gas volume of 45,541 Dekatherms
 - Gas consumption for May 2022 was down 3.5% from May 2021, and up over 6.5% from the May five-year average.
- Services for May 2022

- 95 new applications for service (new record)
- 10,514 active customers
- 15,480 feet of new gas main lines installed; 2022 year-to-date
- 10,289 feet of new service lines installed; 2022 year-to-date
- Gas Prices/Rates
 - The price of natural gas for June 2022 settled at \$8.908 per Dekatherm, which represents a \$1.641 increase over May's price
 - The price of natural gas going forward continues to be unstable and unpredictable
 - Industry experts foresee gas prices remaining very high until at least Spring 2023
- Operations
 - Annual phone safety survey will be conducted June 6-10
 - Over 7,400 calls will be made to customers and non-customers to measure their gas safety knowledge
 - We have finally received permission to cross the railroad track to install the new 6" feed line from CNNG for the interconnect project
 - Bids for the project will be received on June 17
- National Award
 - The American Public Gas Association (APGA) has a System Operational Achievement Recognition (SOAR) Program to honor natural gas distribution utilities with Gold, Silver, and Bronze awards to those systems who demonstrate a commitment to excellence in system integrity, system improvement, employee safety, and workforce development
 - Fountain Inn Natural Gas has been recognized with the Bronze level SOAR award to be handed out later this year

Parks & Recreation

- Flag & Tackle Football registration will take place from June 20 – July 11
- Volley-Mania Summer Camp registration will run through June 14; camp opens on June 13
- Golden Strip All-Star Baseball
 - 10U: Fountain Inn (Black) are the Champions and Fountain Inn (Gray) are the Runners-Up
 - 14U: Fountain Inn (Gray) are the Runners-Up
- Girls Softball (8U, 10U, & 12U) will compete in the Western District Tournament in Seneca on June 9 – 13
- Fairview Street Park basketball court upgrades RFP has been released; awaiting bids

Planning & Development

- May 2022 Permitting

- 90 construction permits with total valuation of \$16,300,000
 - 674 inspections
- Comprehensive Plan Update RFQ has been issued

Public Works

- Sanitation
 - Completed annual May Spring Cleaning
 - 383 residents participated
 - Over 57 tons picked-up

Younts Center

- Triumphant Quartet
 - July 30 – 7:30 p.m.

Chamber of Commerce

- Hosting a monthly Women@Work, Business After Hours, and First Fridays for Nonprofit Organizations
 - Go to <https://www.fountaininnchamber.org/> for details

May 19, 2022

Mr. Shawn Bell, City Administrator
City of Fountain Inn
200 N Main St
Fountain Inn, South Carolina 29644

RE: Fountain Inn Woodside Streetscape Project
SCDOT Project ID: 0042551

Dear Mr. Bell:

I am writing to inform you of the status of the above referenced project, which let on May 12, 2022. The scope of the project is for construction/installation of ADA compliant multi-use path, sidewalk, crosswalks, curb ramps, landscape features, lighting, and miscellaneous street furnishings. The improvements will begin at the intersection of Fairview St (S-543) and Diamond Tip Blvd and continue along Diamond Tip Blvd tying into existing sidewalks on both sides of Woodside Park. Improvements will continue along Woodside Ave (S-212) from Case St (S-239) to Jones St (S-211) and continue along Jones St ending at Wall St (S-210) in City of Fountain Inn.

Total Programmed Amount	Contract Low Bid (Quantities)	Contingencies (3%)	E&I (10%)	Total Project Cost	Budget Shortfall
\$759,550.14	\$1,854,837.40	\$55,645.12	\$185,483.74	\$2,095,966.26	\$1,336,416.12

As shown above, the actual lowest bid received from AOS Specialty Contractors, Inc. for the plan quantities was \$1,854,837.40. The total cost of the project, including construction engineering and inspection (10%), and contingencies (3%) is \$2,095,966.26. These percentages are included in all of the Department's construction contracts to cover inspection of the projects during construction and potential overruns to the project. One hundred percent (100%) of the monies not spent will be returned to the City after the completion of the project.

Since the cost of this project is not within the Department's normal award criteria, SCDOT does not recommend the award of this contract without justification from the City of Fountain Inn AND concurrence for additional funding to cover this shortfall. Currently there is \$759,550.14 programmed in construction for the project leaving a budget shortfall for \$1,336,416.12. **If you wish to proceed, please provide justification and concurrence to move forward with awarding this project no later than 10:00am on Friday, May 20, 2022.**



If you agree to move forward, a decision to award will be made on May 20, 2022. I will notify you once SCDOT Director of Construction office makes the award decision.

Please feel free to contact me at (803) 737-4848 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Hailey", is written in a cursive style.

Erica Hailey
Assistant Program Manager

cc: Casey Lucas, Upstate Program Manager



City of Fountain Inn Juried Arts Exhibition

About the Exhibition

Submissions should fit the exhibition's theme: "Fountain Inn: History, Industry & Scenery." The Fountain Inn area is filled with rich history, booming industry, and gorgeous scenery; The artwork should reflect at least one of these facets of the community. The exhibition will be on display from June 15th - July 15th in the Fountain Inn History Museum Gallery, located at 102 Depot St. Fountain Inn.

Drop-Off & Registration for Entries

No late entries will be accepted.

Fountain Inn City Hall
200 N Main Street
Fountain Inn, SC 29644

Friday, June 3rd 8 am - 12 pm
Thursday, June 9th 3 pm - 6pm

Awards Ceremony and Reception

The winning pieces will be announced on June 24th at 6pm at Commerce Park. Artists will be recognized by the Mayor at the following Fountain Inn City Council Meeting on Thursday July 14th at 6pm. Unless otherwise notified, all entries will hang at the Fountain Inn Museum until July 15th. At the conclusion of the exhibition, entries can be picked up from the Fountain Inn History Museum on Tuesday, July 19th from 2- 5pm or Friday, July 22 from 8am - 12pm.

About the Jurors

The Jury Committee consists of Fountain Inn Business Leaders and Artists. The panel will vote individually and the winner will be chosen based on combined scores.



FOUNTAIN INN

est 1886

Eligibility

The City of Fountain Inn Juried Arts Exhibition is open to artists of all ages. Entries should fit the exhibition's theme: "Fountain Inn: History, Industry & Scenery." Entries cannot be copyrighted works. All media and art styles will be considered. Entries must be original 2D* works of art that have been completed within the last three years. Pieces must not exceed 36 inches in any direction, including the frame. All original results must be received ready to hang with a secure wire across the back. (Fishing line and tape are not secure enough). The Wall Gallery features a click-rail art hanging system with self-gripping security hooks along a vertical cable. Works that are not ready to hang or cannot be hung on our hanging system will be disqualified. Works on paper must be framed and under glass or plexiglass. We cannot accept work that requires suspension from the ceiling or installation by the artist. The City of Fountain Inn Art Show Judges will serve as the final authority on eligibility.

*3D works that can be hung on our hanging system are permitted

Entry Procedure

A non-refundable \$20 entry fee for artists and a \$10 entry fee for students (ages 18 and under) enables each artist to enter up to three works. Please complete and sign the entry form, detach and submit it with the appropriate entry fee, and attach the entry tag to the back of the artwork.

Drop-Off and Registration for Entries

All works must be hand-delivered to Fountain Inn City Hall (200 N Main Street Fountain Inn, SC 29644) on Friday, June 3rd 8 am - 12 pm or Thursday, June 9th 3 pm - 6pm.

Awards

Cash prizes will be awarded to the Best in Show or 1st, 2nd, and 3rd place for each age category. All winners will be on display in the Fountain Inn History Museum Gallery through July 15th and should be priced to sell. The City of Fountain Inn reserves the first option to purchase the winning works of art. The winning pieces will be announced on June 24th at 6 pm at Commerce Park. The mayor will recognize artists at the following Fountain Inn City Council Meeting on Thursday, July 14th, at 6 pm.

Notification and Pick-up Dates

If any entries do not meet the requirements listed above, the artist will be notified by email to come pick up from Fountain Inn City Hall. All entries will hang at the Fountain Inn Museum unless otherwise notified until July 15th. After the exhibition, access can be picked up from the Fountain Inn History Museum on Tuesday, July 19th, from 2- 5 pm, or Friday, July 22, from 8 am - 12 pm.

Checklist

- Completed Entry Form
- Entry Fee
- Entry Tag on back of submitted artwork

Inquiries

For more information, please contact Kate Kizito, Fountain Inn Public Relations Manager at (864) 399-2781. or kate.kizito@fountaininn.org.

Entry Form

Please print clearly and fill out all fields. Incomplete or unreadable entries cannot be processed.



**FILL OUT AND ATTACH TO THE
BACK OF ARTWORK**

Artist Name

Address

City, State, Zip

Phone (parent if under 18)

Email (parent if under 18)

Medium

Entry Fee (Circle one):

Student (\$10)

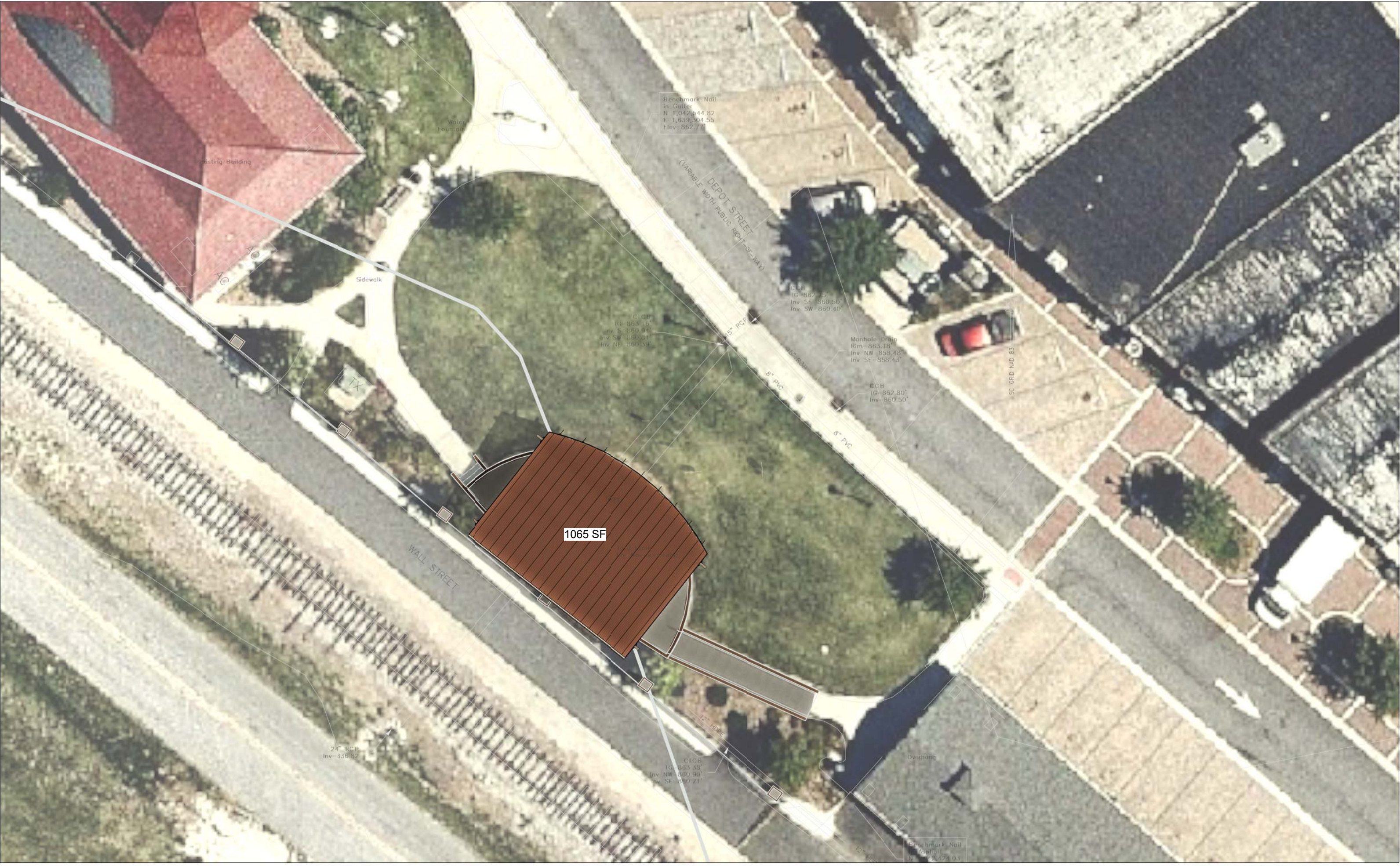
Artist (\$20)

Dimensions (Framed)

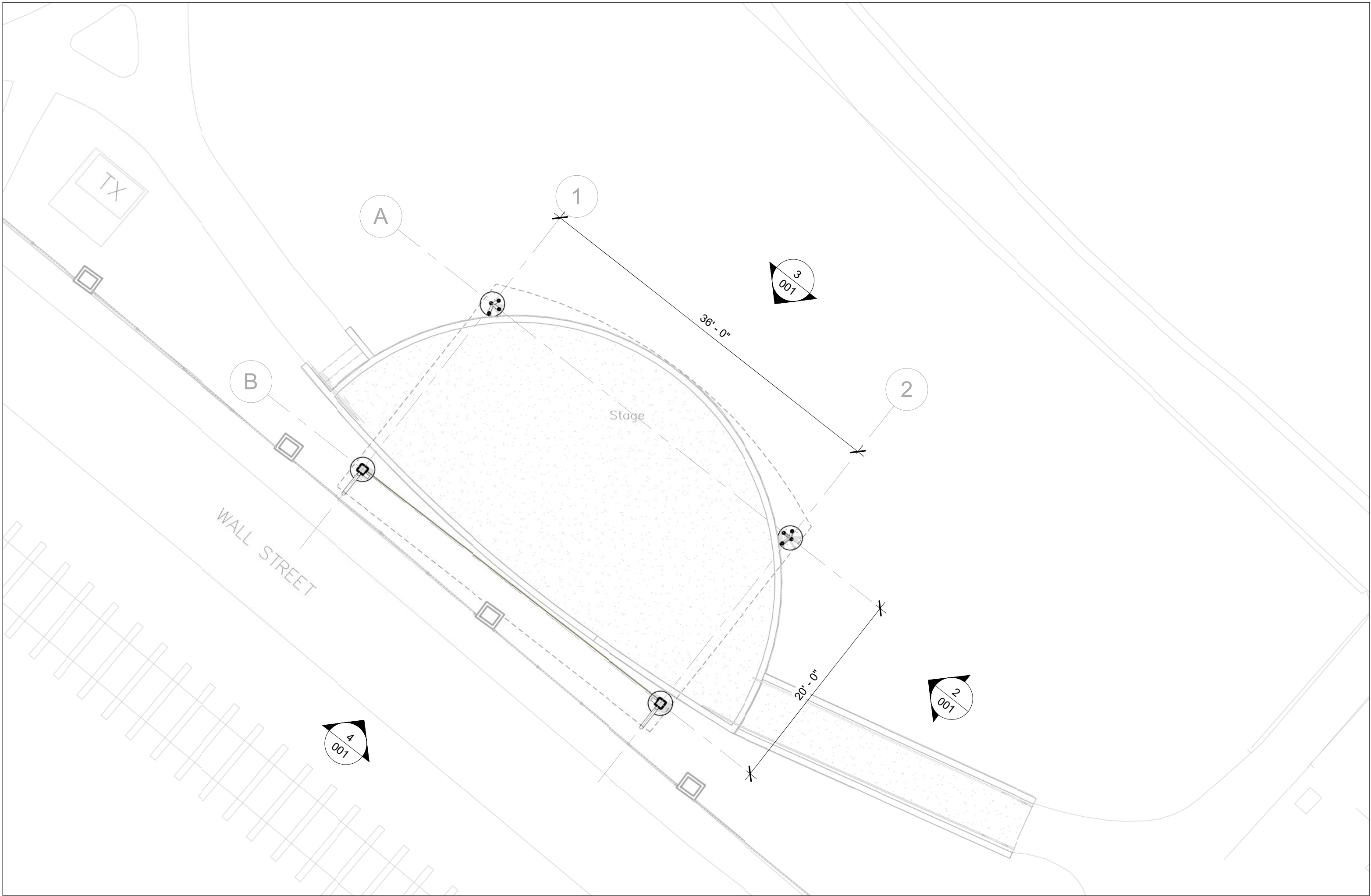
Price (or Not For Sale)

I understand that the decision of the Jury Committee is final and, if accepted, agree to abide by the rules and regulations of the exhibition. I do hereby discharge the City of Fountain Inn from all manner of actions, suits, damages, claims, and property while participating in the Juried Art Show competition. If my entry received Best in Show, I give the City of Fountain Inn all rights to reproduce my entry's likeness and image for promotional purposes.

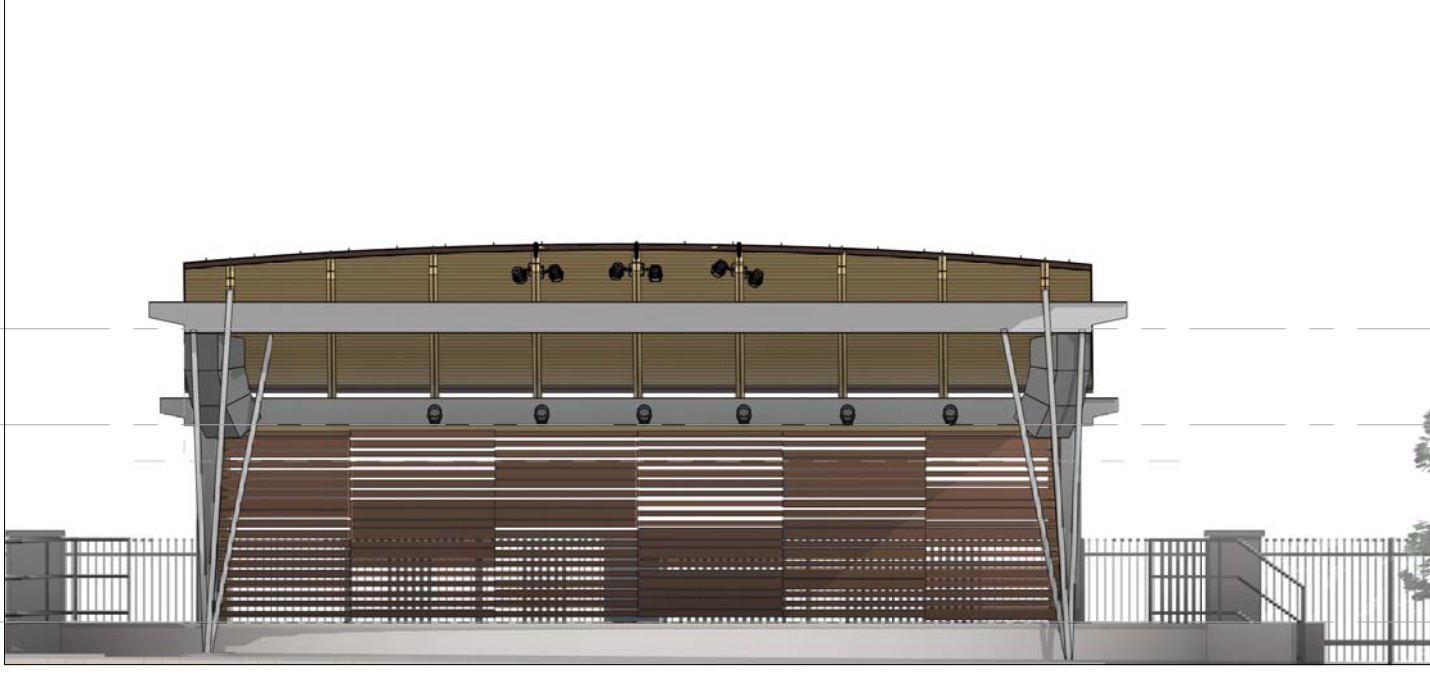
Signature



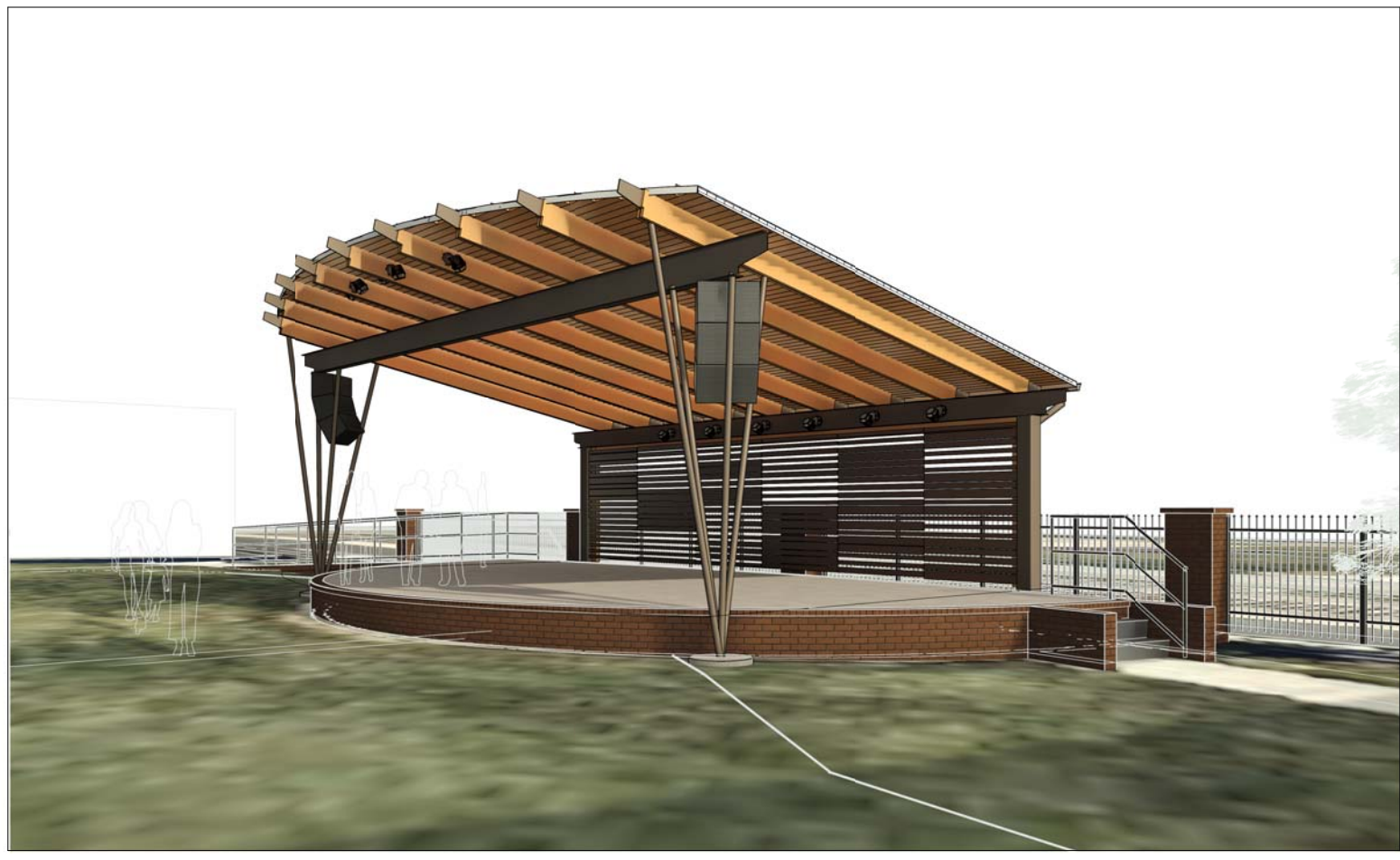
5 SITE PLAN
1/16" = 1'-0"



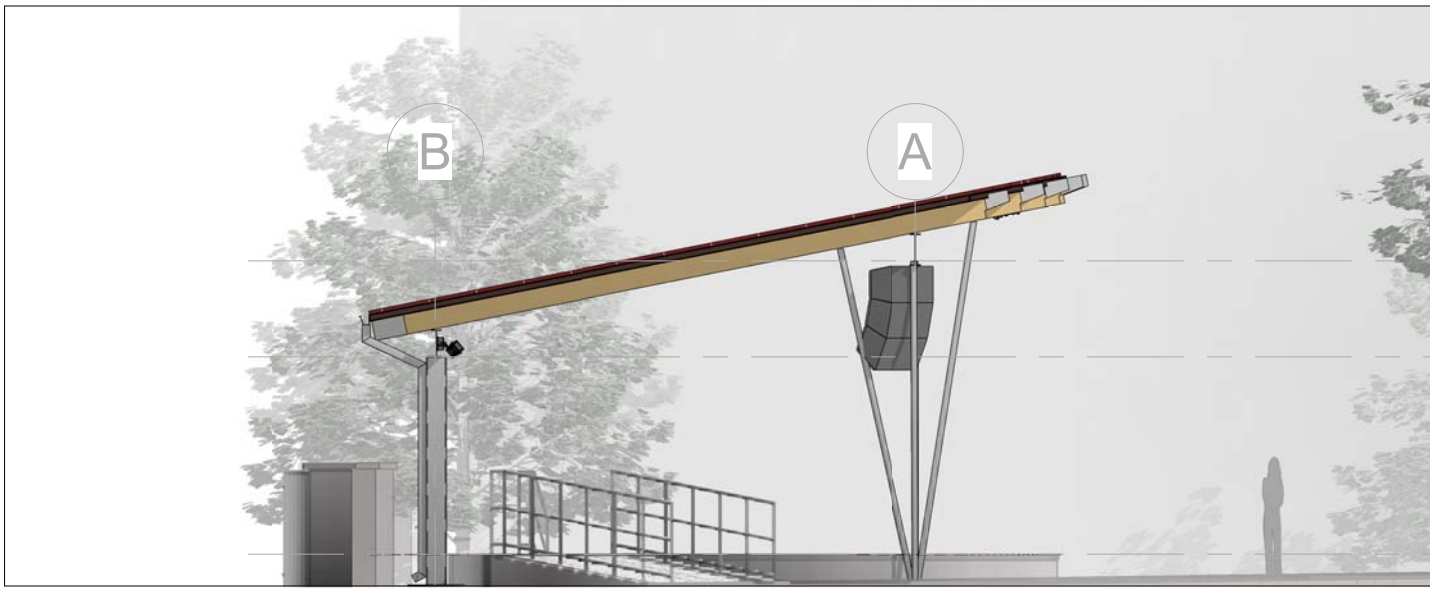
1 FLOOR LAYOUT
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



6 3D North West



2 EAST ELEVATION
1/8" = 1'-0"



7 3D North East



4 SOUTH ELEVATION
1/8" = 1'-0"



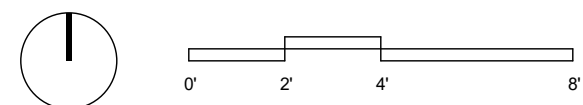
8 3D Wall Street South East



10 3D Birds Eye



9 3D Wall Street South West



June 2022 Council Report

Website by the Numbers



Views

#26,147



Top Pages

- # Main Street Events
- # Farmers Market
- # Juneteenth
- # ESolid Waste
- # Sounds of Summer
- # Parks and Rec.

Social Connection

Impressions

592,237 ^{^27%}

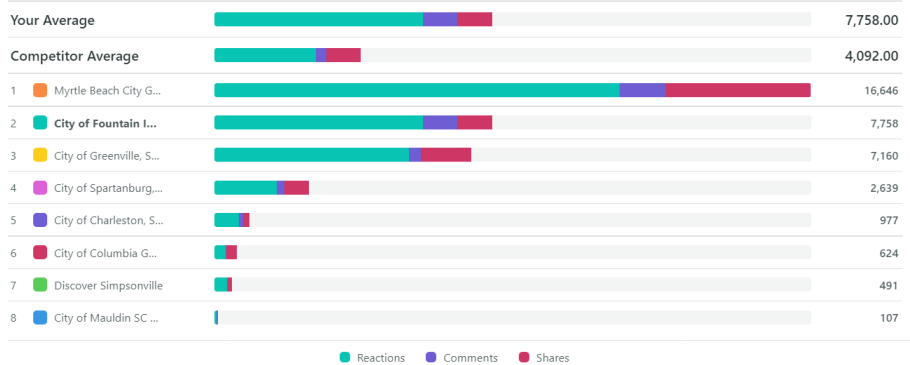
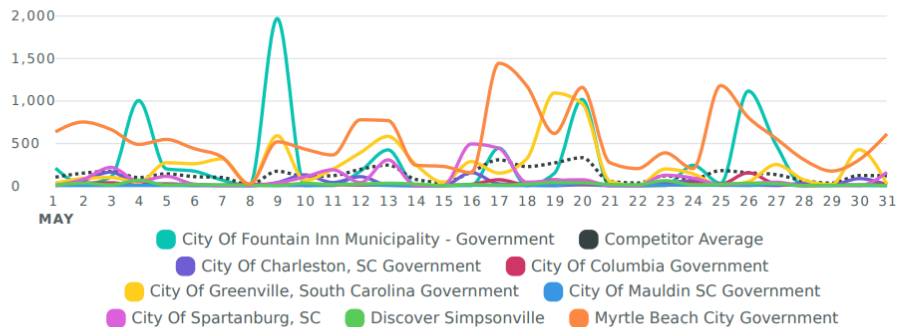


Engagement

42,720



Lifetime Post Public Engagements, by Day



Main Street Fountain Inn featured as the Upstate Preservation Trust's Inspiring Community



Fountain Inn in the News

- Balancing Preservation and Growth, Fountain Inn is Spending Big on Downtown Renovations - Greenville News
- Fountain Inn plans first juried art show - GREENVILLE JOURNAL
- Fuyao Glass America Announces Major Expansion in Greenville County - Greenville Area Development Corporation (greenvilleeconomicdevelopment.com)
- Upgrades coming to downtown Fountain Inn (foxcarolina.com)
- Cool Off at the Free Splash Pad in Fountain Inn, SC! (kiddingaroundgreenville.com)
- Inaugural Italian American Heritage Festival: Fountain Inn, SC (kiddingaroundgreenville.com)

Downtown by the Numbers



Visits

#76.9K

Visitors

#44K

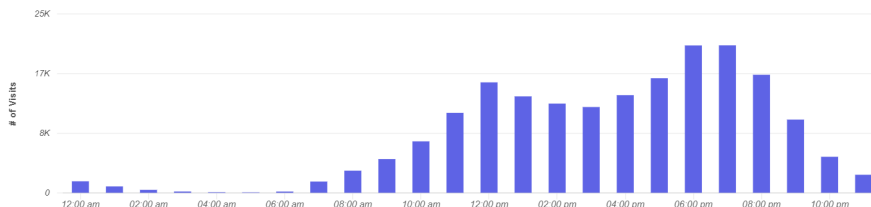
Visit Frequency 1.73

Visitor Information

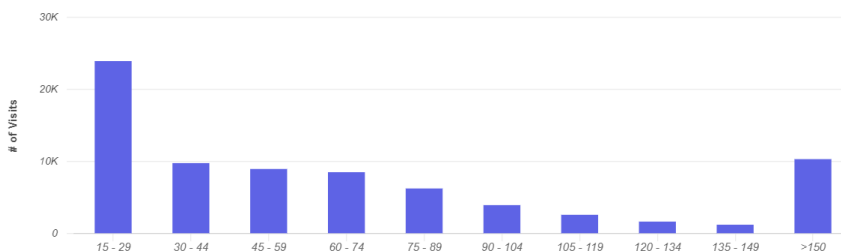
Daily Visits



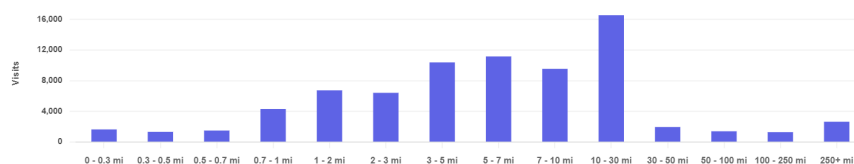
Time of Visit



Length of Stay



Distance Traveled



Reinvestment Stats May

Facades Inquiries

#15

Facades Rendered

#13

Grant Applications
Awarded

5



Active
Renovations

7



Value of Active
Renovations

\$724,699



Upcoming Events

Main Street Events



Fridays June - Aug. | 6-9 pm
Commerce Park (110 Depot St.)

We are cohosting the event with Growler Haus Fountain Inn, this partnership has saved the City of Fountain Inn an estimated \$30,000 that will be reinvested in other events



**FOUNTAIN INN
FOURTH OF JULY
SPECTACULAR!**

July 2nd | 6-9 pm
Main Street, Fountain Inn



Neighborhood Services Events



**FOUNTAIN INN
FARMERS
MARKET**

Saturdays, June - Aug. | 8am -12pm
Commerce Park (110 Depot St.)

52 vendors including 12 farmers are registered for the largest farmers market ever!



Saturday June 18th from 12 - 6 pm

The committee planning the event includes Mt. Zion Church, Bethlehem Baptist Church, Uptown Barbershop, The Sock Ministry, The Chapman Foundation, City of Fountain Inn Staff, Local Teachers, and Community Leaders.



FOUNTAIN INN FIRE DEPARTMENT

Headquarters – 200 N Main Street • Fountain Inn, SC 29644 • 864-862-0010 • Fax 864-409-0164

Fire Chief Ronnie Myers

Fountain Inn Fire Report to Mayor and City Council Month of May 2022

- (1) The Fire Department responded to 182 calls this month. (See graft below)
- (2) The cost of fuel was \$4104.52
- (3) Vehicle Maintenance was 16,021.68
- (4) The Department Trained at Gant Training Tower this month.
- (5) Budget in good shape.

Fountain Inn Fire Department

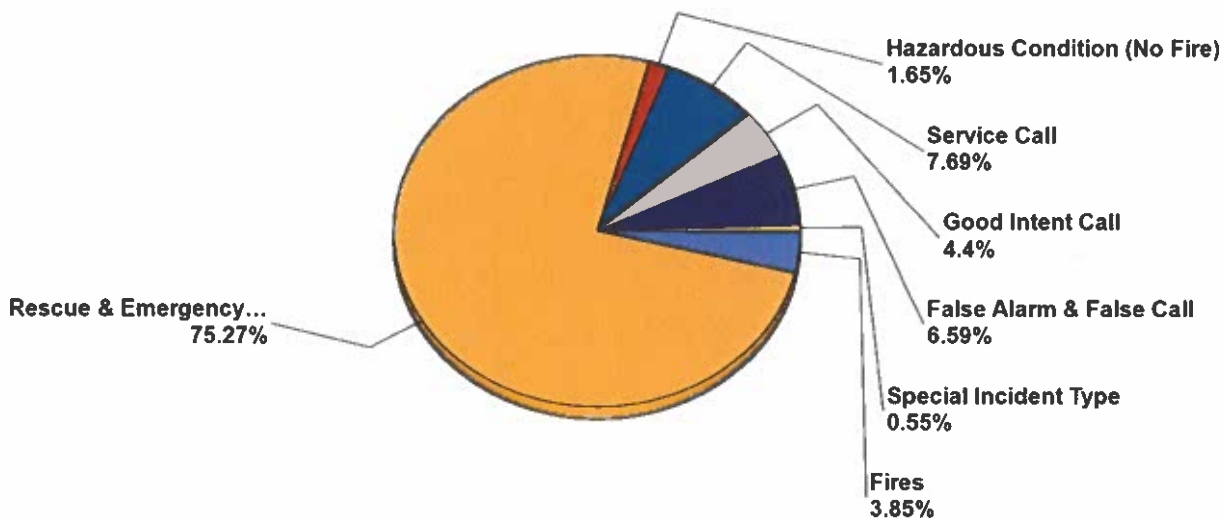
Fountain Inn, SC

This report was generated on 6/2/2022 2:35:27 PM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 05/01/2022 | End Date: 05/31/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	3.85%
Rescue & Emergency Medical Service	137	75.27%
Hazardous Condition (No Fire)	3	1.65%
Service Call	14	7.69%
Good Intent Call	8	4.4%
False Alarm & False Call	12	6.59%
Special Incident Type	1	0.55%
TOTAL	182	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.55%
112 - Fires in structure other than in a building	1	0.55%
120 - Fire in mobile prop. used as a fixed struc., other	1	0.55%
142 - Brush or brush-and-grass mixture fire	2	1.1%
150 - Outside rubbish fire, other	1	0.55%
160 - Special outside fire, other	1	0.55%
311 - Medical assist, assist EMS crew	103	56.59%
321 - EMS call, excluding vehicle accident with injury	16	8.79%
322 - Motor vehicle accident with injuries	11	6.04%
324 - Motor vehicle accident with no injuries	7	3.85%
412 - Gas leak (natural gas or LPG)	1	0.55%
444 - Power line down	2	1.1%
500 - Service Call, other	3	1.65%
510 - Person in distress, other	3	1.65%
541 - Animal problem	1	0.55%
550 - Public service assistance, other	1	0.55%
551 - Assist police or other governmental agency	1	0.55%
553 - Public service	3	1.65%
554 - Assist invalid	1	0.55%
561 - Unauthorized burning	1	0.55%
611 - Dispatched & cancelled en route	7	3.85%
622 - No incident found on arrival at dispatch address	1	0.55%
700 - False alarm or false call, other	4	2.2%
711 - Municipal alarm system, malicious false alarm	3	1.65%
733 - Smoke detector activation due to malfunction	1	0.55%
740 - Unintentional transmission of alarm, other	1	0.55%
743 - Smoke detector activation, no fire - unintentional	1	0.55%
745 - Alarm system activation, no fire - unintentional	2	1.1%
900 - Special type of incident, other	1	0.55%
TOTAL INCIDENTS:	182	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Fuel Report-Summary by Sub-Agency

By: Actual Transaction Dates 5/1/2022 to 5/31/2022

South Carolina

Report is restricted to City of Fountain Inn

Agency	Level 1	Level 2	Purchase Type	Quantity	
T23001	City of Fountain Inn				
			Other:	152.03	\$619.42
	ADMIN		Other:	58.59	\$236.96
	Code Enf		Other:	45.92	\$192.85
	FIRE		Other:	795.29	\$3,850.44
	FIRE DEPT		Other:	62.91	\$254.08
	GAS		Other:	1,238.47	\$5,156.22
	Gas Dept		Other:	175.56	\$719.52
	POLICE		Other:	2,334.13	\$9,678.48
	PUBLIC WORKS		Other:	59.83	\$257.86
	RECREATION		Other:	169.46	\$698.86
	Sanitation		Other:	395.09	\$1,788.78
	SEWER		Other:	751.13	\$3,683.85
	SOLID WASTE		Other:	315.11	\$1,425.91
	STREET		Other:	184.03	\$940.82
	STREETS		Other:	842.27	\$4,283.65
Total for T23001:				7,579.82	\$33,787.70
Grand Total:				152.03	\$33,787.70

May Fuel

\$4104.52

CITY OF FOUNTAIN INN
DETAIL ACCOUNT INQUIRY BY FUND

FY 2021-2022

PERIOD: 05/01/2022 TO 05/31/2022

100-422-435-001 VEHICLE MAINTENANCE			BUDGET	PERIOD TO DATE	ENCAMT	REM BAL	
			35,000.00	16,021.68	7,469.86	-9,339.73	
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
		BALANCE FORWARD					20,848.19
05/20/2022	AP	O'REILLY AUTO PARTS 4562-257447	163871		7.20		20,855.39
		NOTES: MARKER LIGHT					
05/20/2022	AP	O'REILLY AUTO PARTS 4562-257850	163872		56.67		20,912.06
		NOTES: INTERIOR, FUELTR, CLEARDSL & FUEL INJ CLNR					
05/20/2022	AP	AMAZON CAPITAL SERVICES, INC 1RDX-K	163779	1547	14.83		20,926.89
		NOTES: ROCKER SWITCHES					
05/20/2022	AP	O'REILLY AUTO PARTS 4562-254993	163764	1555	184.41		21,111.30
		NOTES: TRANSYND					
05/20/2022	AP	SAFE INDUSTRIES INV67103	163887	167794	6,337.74		27,449.04
		NOTES: REPLACE BRAKE SHOES & DRUMS ON BOTH DRIVE AXLES, GREASED S-CAMS & SLACK ADJUSTERS					
05/27/2022	AP	MM FIRE APPARATUS REPAIR, INC. 22-0833	164009		3,050.00		30,499.04
		NOTES: ENG 3, ENG 4, & TOWER 29 - PREVENTATIVE MAINTENANCE					
05/27/2022	AP	MM FIRE APPARATUS REPAIR, INC. 22-0837	164010		1,900.00		32,399.04
		NOTES: ENG 2 & ENG 5 - PREVENTATIVE MIANTENANCE					
05/27/2022	AP	SAFE INDUSTRIES INV67401	164018		4,182.95		36,581.99
		NOTES: DRAIN FUEL FILTER HOUSING, PRIME FUEL SYSTEM, ADJUST AIR HORN, ETC					
05/27/2022	AP	GRAINGER 9305757867	163999	167782	287.88		36,869.87
		NOTES: GREASE GUN					
SUBTOTALS FOR ACCOUNT 100-422-435-001 :					16,021.68	0.00	
					16,021.68	0.00	

May Costs

BUDGET REPORT BY ACCOUNT - EXPENDITURE

Fiscal Year Start Date: 07/01/2021

Current Period End Date: 05/31/2022

City Of Fountain Inn

FY 2021-2022

Ideal Remaining Percent: 8 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
100-422-110-001 Salaries - Fire	1,142,616.24	88,599.16	1,345,668.06	0.00	-203,051.82	-18
100-422-130-001 Overtime	6,000.00	1,358.24	15,522.40	0.00	-9,522.40	-159
100-422-130-003 Salaries - Special Events	0.00	0.00	612.50	0.00	-612.50	0
100-422-140-001 Year End Bonus	6,891.70	16,092.50	22,432.74	0.00	-15,541.04	-226
100-422-210-001 Employee Health Insurance	188,118.00	15,962.06	164,676.97	0.00	23,441.03	12
100-422-220-002 Payroll Taxes - Social Security,	88,396.36	7,883.04	103,402.12	0.00	-15,005.76	-17
100-422-230-001 State Retirement	217,902.56	0.00	182,369.03	0.00	35,533.53	16
100-422-260-001 Workers Compensation	42,089.96	0.00	53,898.19	0.00	-11,808.23	-28
100-422-261-001 Workers Comp Deductible	2,500.00	0.00	2,503.42	0.00	-3.42	0
100-422-270-001 Drug Testing / Physical/Screen	5,000.00	0.00	0.00	0.00	5,000.00	100
100-422-430-001 Portable Radio Maintenance	2,000.00	310.66	2,552.29	0.00	-552.29	-28
100-422-430-005 Operating Equipment Mainten:	16,000.00	374.50	18,488.35	0.00	-2,488.35	-16
100-422-431-001 Station Maintenance	20,000.00	817.33	9,616.36	850.00	9,533.64	48
100-422-431-002 Landscaping	1,150.00	0.00	1,065.27	0.00	84.73	7
100-422-432-001 Computer Support	24,000.00	855.94	12,810.80	0.00	11,189.20	47
100-422-435-001 Vehicle Maintenance	35,000.00	16,021.68	36,869.87	7,469.86	-9,339.73	-27
100-422-471-003 2018 Lease Purchase Principa	6,621.75	0.00	6,621.75	0.00	0.00	0
100-422-471-004 2018 Lease Purchase Interest	408.72	0.00	408.72	0.00	0.00	0
100-422-471-005 2019 lprb Principal	126,000.00	0.00	126,000.00	0.00	0.00	0
100-422-471-006 2019 lprb Interest	37,516.00	0.00	37,516.00	0.00	0.00	0
100-422-520-001 General Liability - Scmirf	28,000.00	0.00	36,816.92	0.00	-8,816.92	-31
100-422-530-001 Telephone	7,400.00	575.49	6,756.55	0.00	643.45	9
100-422-530-002 Cell Phones	1,500.00	125.63	4,527.68	0.00	-3,027.68	-202
100-422-580-002 Conferences	7,000.00	0.00	1,909.60	0.00	5,090.40	73
100-422-583-002 Training	5,000.00	723.40	7,590.07	1,446.55	-4,036.62	-81
100-422-610-001 General Supplies	6,000.00	414.19	7,105.38	0.00	-1,105.38	-18
100-422-610-002 Office Supplies/Printing	5,800.00	26.80	1,198.26	0.00	4,601.74	79
100-422-610-003 Prevention	1,500.00	0.00	618.00	0.00	882.00	59
100-422-622-001 Utilities	15,000.00	1,011.68	11,769.73	0.00	3,230.27	22
100-422-626-001 Vehicle Gas	18,000.00	0.00	19,886.03	0.00	-1,886.03	-10
100-422-640-001 Publications Dues/Subscriber	3,690.00	0.00	3,966.84	0.00	-276.84	-8
100-422-656-001 Uniforms	16,000.00	304.28	15,246.52	0.00	753.48	5
100-422-743-010 Scmit Grant	4,000.00	-2,000.00	3,872.40	0.00	127.60	3
100-422-810-001 Miscellaneous	0.00	0.00	-325.00	0.00	325.00	0
100-422-810-002 Innovapad Expenditures	13,000.00	1,606.91	4,185.02	0.00	8,814.98	68
100-422-860-010 Equipment (Non-Depreciable)	0.00	364.63	364.63	0.00	-364.63	0
100-422-860-015 Furniture, Fix.&Computers (No	7,500.00	0.00	901.76	2,135.47	4,462.77	60
100-422-880-000 Capital-Building Impr (Depreci	0.00	0.00	9,500.00	0.00	-9,500.00	0
Report Total Expenditure	\$2,107,601.29	\$151,428.12	\$2,278,925.23	\$11,901.88	\$-183,225.82	-9

Memorandum

To: Fountain Inn Mayor & City Council
Shawn Bell, City Administrator
Sandra Woods, City Clerk

From: Eduardo Noriega
Fountain Inn Natural Gas Director

Date: June 2, 2022

The following is the gas department update for the month of May 2022.

- **National Award**

The American Public Gas Association (APGA) is the only not-for-profit trade organization representing over 700 of America's publicly owned natural gas local distribution companies. APGA represents the interests of public gas before Congress, federal agencies, and other energy-related stakeholders by developing regulatory and legislative policies that further the goals of our members. Its mission is to Advocate for community-owned natural gas distribution systems, promoting safety, security, competitiveness, and sustainability of the direct use of natural gas.

Every year the APGA accepts application from its members for the **System Operational Achievement Recognition (SOAR) Program**.

SOAR honors natural gas distribution utilities with Gold, Silver and Bronze awards to those systems that demonstrate commitment to excellence in four areas:

- System integrity
- System improvement
- Employee safety
- Workforce development

I'm very happy to announce that *Fountain Inn Natural Gas* has been recognized with the Bronze level award to be handed out later this year.

This is large accomplishment for us that has been 3 years on the making; with the entire gas department's help, Mr. Bell's Support and Mrs. Ward's help we got it done.

-
- **Delivery of natural gas**
 - Gas volume moved through our system: **45,541 Dths**.
 - Gas consumption for May was down 3.5% from last May, and up over 6.5% from the May 5-year average.
 - **Service Applications**
 - 95 applications for new service lines, which is a new record.
 - **New main/service line installations**
 - We have 10,514 active customers.
 - New gas main lines installed; 2022 YTD: 15,480 feet.
 - New service lines installed; 2022 YTD: 221 services, 10,289 feet.
 - **Gas Supply**
 - The price of natural gas for the month of June settled at \$8.908 per Dekatherm. This increase represents an increase from April's price of \$1.931 per Dekatherm.
 - The price of natural gas going forward continues to be unstable and unpredictable, experts are now calling for gas prices to remain very high until at least Spring of 2023.
 - **Gas Operations**
 - FING the OK to cross the railroad tracks to install the new 6" feed line from Clinton-Newberry interconnect. The project bid has been released and bids will be opened June 17th, 202 at 10am.
 - The annual phone safety survey June 6-10th, calls will be made to our customers and non-customers to measure their gas safety knowledge.
 - We have finally filled all the job openings we have had for several months now, thanks for your continued support.
 - The ORS, the SC State pipeline auditing office, has informed FING that we will be audited in Mid-August, more details to follow.
 - The training of field personnel has kicked into full gear, with several employees traveling to Georgia, West Virginia, and Pennsylvania for specialized required training

- SC/NC Gas Rates Comparisons

NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS					
May 2022					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.09000	15.00	\$21.35
CHESTER COUNTY, SC	Residential	\$6.50	\$1.07240	15.00	\$22.59
GREER CPW, SC	Residential	\$10.00	\$0.93700	15.00	\$24.06
YORK NATURAL GAS, SC	Residential	\$9.25	\$0.99630	15.00	\$24.19
CITY OF SHELBY, NC	Residential	\$8.50	\$1.13100	15.00	\$25.47
CITY OF ORANGEBURG, SC	Residential	\$10.00	\$1.05130	15.00	\$25.77
PIEDMONT, SC	Residential	\$10.00	\$1.07145	15.00	\$26.07
CITY OF DANVILLE, VA	Residential	\$11.15	\$0.99667	15.00	\$26.10
DOMINION, NC	Residential	\$10.00	\$1.08008	15.00	\$26.20
FORT HILL NATURAL GAS, SC	Residential	\$10.00	\$1.15000	15.00	\$27.25
GREENWOOD CPW, SC	Residential	\$10.00	\$1.19125	15.00	\$27.87
CLINTON-NEWBERRY, SC	Residential	\$12.00	\$1.14150	15.00	\$29.12
FOUNTAIN INN, SC	Residential	\$8.00	\$1.44900	15.00	\$29.74
PIEDMONT, NC	Residential	\$10.00	\$1.43461	15.00	\$31.52
DOMINION, SC	Residential	\$10.90	\$1.55412	15.00	\$34.21
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.46688	15.00	\$36.00
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a	25.00	#VALUE!
CITY OF MONROE, NC	Residential	\$10.00	n/a	25.00	#VALUE!
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a	25.00	#VALUE!



**CITY OF FOUNTAIN INN
PUBLIC WORKS REPORT TO COUNCIL
MONTH OF MAY 2022**

Work Orders

- Completed the following work orders in May:
 - Animal Control – 3
 - Facilities Maintenance – 15
 - Sanitation – 42
 - Streets and Grounds – 11
 - Utilities - 2

Sanitation

- Conducted Spring cleaning for the city in May. We had 383 residents participate and picked up 57.36 tons of hoarders gold.

Streets and Grounds

- Hanging baskets are installed and final flowers for the splash pad are in place.

Utilities

- Conducting redzone sewer camera review of our two worst sewer basins. This system will identify any Inflow and Infiltration (I & I) issues within the basin. These basins were identified as an area of concern during the wet weather monitoring of ReWa.
- Manhole inspections continue. Have been uncovering and identifying manholes on a daily basis. The inspections will result in an accurate listing of all city manhole conditions and of all pipe conditions and materials for the city sewer system.

Facilities Maintenance

- The Municipal Court/City Council Chambers have been completed.
- Working on city Fountains. The Rotary Fountain is not cycling property, we are troubleshooting.

Tuesday, June 07, 2022

Department: (Recreation)

What are the most significant accomplishments in your department in the last month?

Rec Baseball & Softball season wrapped up 6/3, weather pending for 6/3. Heck of a season, a big workload for Rec Department with the biggest turnout in the FI Rec History for a spring sport season. All sports will have a bigger turnout for the FI Rec future.

SUMMARY OF MONTHLY EVENTS.

RFP for Fairview Street Basketball court issue date of May 17th – May 27th, no bids came in. We reopened the RFP on 6/3 and will run for another 2-3 weeks.

Adult Softball CO-ED League started May 16th at PD Terry City Park, 9 teams.

Chad & Jenna Chandler welcomed their healthy 3rd child, Ellie Jenna Chandler on May 25th. Mommy and baby girl are doing great!

Upcoming: Volley-Mania Summer Camp opens June 13th at the Activities Center with spotlight (day-to-day volunteer) Coaches from Presbyterian College Head Coach: Korrinn Burgess, FIHS Head Coach: Katlyn McCormick, and Rudolph Gordon VB Coach & Athletic Director: AJ Jeffcoat

Boys 8U, 10U, 13U Baseball Will travel to Mauldin June 3, 4, 5 for the Golden Strip All-Star Baseball Tournament.

Girls 8U, 10U, and 12U SCAP Softball teams will travel to Seneca for their Western District Softball Tournament on June 9, 10, 11, 12, and 13.

Ongoing Projects; Completed Projects:

OBSTACLES- NONE

CAPITAL REQUESTS- NONE

FUTURE BUDGET NEEDS *(Please include a detailed explanation)*

OPEN POSITIONS:

Other Notes/Questions/Problems/Issues of significance? *(note: please submit confidential issues directly to the City Administrator)*



City of Fountain Inn - Human Resources Monthly Report - May 2022

Home Department**	April Headcount	May Hires / Transfers In	May Terms	May Transfers Out	May Headcount	DIVERSITY				
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander
000411 / Administration	5	0	0	0	5	0	1	0	4	0
000412 / Judicial	5	0	0	0	5	0	1	0	3	1
000413 / Council	7	0	0	0	7	0	0	1	6	0
000414 / Special Events	5	0	0	0	5	0	0	0	5	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0
000421 / Police	36	0	0	0	36	0	3	1	32	0
000422 / Fire	29	0	1	0	28	0	0	0	28	0
000424 / Public Works	16	0	1	0	15	0	7	0	8	0
000435 / Planning & Development	4	0	0	0	4	0	0	0	4	0
000434 / Sewer	3	0	0	0	3	0	0	0	3	0
000451 / Recreation	28	2	1	0	29	0	7	0	22	0
000510 / Gas Billing	3	0	0	0	3	0	0	0	3	0
000510 / Gas Field	15	1	0	0	16	0	0	1	15	0
Totals:	158	3	3	0	158	0	19	4	134	1

**Based on Home Departments

FULL TIME 125 / PART TIME 33

Recruitment Status

411 Administration: Staff Accountant (1) Vacancy; currently filled by a temporary employee

510 Gas Billing: Customer Service Representative (2) Vacancies; currently filled by temporary employees

412 Deputy Clerk of Court (1) FILLED - Tentative start date 8/1/2022

414 City Activity Support Staff SUMMER EVENTS - Open interviews week of 6/6/2022; 1 position FILLED (post offer screenings in process)

421 Police: Patrol Officer (1) Vacancy; FILLED - Post offer screenings in process

Police Dispatcher (1) Vacancy; Interviews 6/9/2022

424 Public Works: CDL Truck Driver (2) Vacancies; FILLED - Post offer screenings in process

MAY HIRES:

5/08/2022 PARKS & REC; BRADY JEFFCOAT, Sports Official

5/09/2022 GAS [FIELD]; TYLER OWENS, Underground Installation Technician

5/08/2022 PARKS & REC; GARRETT ROGERS, Sports Official



**MINUTES
SPECIAL CALLED COUNCIL MEETING**

**Tuesday, May 10, 2022 - 6:00 PM
Meeting Location: Judicial Building, 300 Wall Street**

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiYlrM1NUcM8Ea8BLXCfA>

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present except Councilmember Thomason.

Staff present: Shawn Bell, Greg Gordos, Russell Haltiwanger, Michael Hamilton, Kate Kizito, Jarrid Lowe, Rebecca Mejia-Ward, Ronnie Myers, Eduardo Noriega, Austin Watters, Russell Slatton, Melissa Woods, Sandra Woods

2. Invocation and Pledge of Allegiance

Mayor McLeer gave the invocation.

3. Appointments

a. City Attorney - King Kozlarek Law LLC

Mr. Bell informed Council that our current City Attorney, David Holmes, will be retiring at the end of May. Mr. Bell recommended King Kozlarek Law LLC to be appointed as the new City Attorney effective June 1, 2022

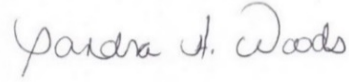
Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to appoint King Kozlarek Law LLC as the city attorney. The motion carried unanimously 6/0.

4. Proposed FY 2023 Budget Discussion

Shawn Bell and Naomi Reed reviewed the FY 2023 Proposed Budget with Council. Department Heads were available to answer questions concerning their departmental budgets.

5. Adjourn

Motion by Councilmember Blackstone, second by Councilmember Sanders to adjourn the meeting. The motion carried unanimously.

A handwritten signature in cursive script that reads "Sandra H. Woods". The ink is dark and the signature is written on a light-colored background.

Sandra H. Woods, CMC



**MINUTES
FORMAL MEETING OF CITY COUNCIL**

**Thursday, May 12, 2022 - 6:00 PM
Meeting Location: Judicial Building, 300 Wall Street**

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiylrM1NUcM8Ea8BLXCfA>

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All councilmembers were present.

Staff present: Shawn Bell, Gloretta Beverly, Elizabeth Carpenter, Greg Gordos, David Holmes, Russell Haltiwanger, Michael Hamilton, Kate Kizito, Jarrid Lowe, Tracey Lowe, Ronnie Myers, Eduardo Noriega, Tyler Owens, Hunter Roof, Russell Slatton, Rebecca Mejia-Ward, Austin Watters, Melissa Woods, Sandra Woods

2. Invocation and Pledge of Allegiance -Councilmember Garrett

3. Introduce New Employees

The following new employees were introduced to the council.

Tracey Lowe -Gas Customer Service Representative
Hunter Roof - Gas Underground Installation
Tyler Owens - Gas Underground Installation

4. Presentation

a. David Holmes, City Attorney

David Holmes is stepping down as our City Attorney as of May 31st. Mayor McLeer thanked him for his dedicated 15 years of service and presented him with a plaque and gift.

b. Lu Grant, Little White House - Superhero 5K

Captain Melissa Woods stated on Saturday, April 30, 2022, the Fountain Inn Police Department hosted its second annual Superhero 5K. In 2021, they were able to donate \$4,700 to the Little White House. The funds were used to purchase outdoor equipment for the students who attend school at the Little White House. The primary goal of the Little White House, is to provide behavior coaching, with small group therapy to provide life skill training, and social skill development.

In 2021, there were 151 runners registered to race but due to weather conditions only 41 people showed up to run. In 2022, 213 runners registered and 204 runners participated in the run.

Lu Grant assisted in finding sponsors, runners, prizes, photographers, the group "Your Friendly Neighborhood Superhero's" and had her students make puzzle pieces for the runners.

The Little White House has 7 kids enrolled for the summer program. The money raised from this year's event will be used to focus on inclusion activities such as Barefoot Acres Camp, Idlehurst horseback riding, archery, and rock climbing.

This year the police department was able to donate \$5,400 to the Little White House, who will in turn share some of the proceeds with the non-profit Thyme and Play.

5. **Public Forum - Persons wishing to speak may sign up 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.**

No one signed up to speak.

6. **Main Street Update - Kate Kizito**

Kate Kizito, Public Relations Director, presented an update on the Main Street program.

7. **City Administrator's Report- Shawn M. Bell**

- a. **April Reports**

Mr. Bell reviewed April reports for each department.

8. **Consent Agenda- There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.**

**a. Approve April 12, 2022, Special Called Meeting
Approve April 14, 2022, Regular Council Meeting**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to approve the April 12, 2022, Special Called Meeting and the April 14, 2022, Regular Council Meeting. The motion carried unanimously 7/0.

9. Unfinished Business -

a. Second Reading, 2022-2 Woodside Village

Mr. Bell stated that Ordinance 2022-2 authorizes the execution and delivery of a project agreement with Blackstock Development, LLC; Authorizing the execution and delivery of an agreement for purchase and sale with Blackstock Development, LLC; Authorizing the conveyance of up to approximately 16 acres of real property, with current Greenville County tax map number 0345000100600; Authorizing the execution and delivery of additional documents; and providing for related matters.

The city will sell approximately 6.95 acres located on Diamond Tip Boulevard to Blackstock Development, LLC. in the amount of \$450,000 for the purpose of constructing the Village at Woodside Mill that will sit along Fairview Street and Diamond Tip Boulevard utilizing the 6.95 acres along with Surendra Jains approximately 12 acres. The plan with Blackstock Development, LLC. is to develop 38 single-family residential lots, a 125 multifamily unit apartment complex and approximately 8,000 square feet of commercial space.

The city will reimburse Blackstock for any city sewer tap fees related to the project. Blackstock will have a 90-day due diligence inspection period accompanied by \$10,000 in earnest money. Blackstock has the right to two 60-day extensions but places an additional \$15,000 dollar per extension with the escrow agent.

A major change is needed to the plan development for this project and Blackstock will need to begin the process with our planning commission and subsequently two readings of an ordinance by the city council for the rezoning.

Motion by Councilmember Blackstone, second by Councilmember Garrett to approve on Second Reading, 2022-2 Woodside Village. The motion carried unanimously 7/0.

10. New Business -

a. First Reading, 2022-3 Public Works Fee Increase

Mr. Bell stated Ordinance 2022-3 authorizes the city to increase the public works fee for the City of Fountain Inn to offset a portion of the cost of solid waste collection and other items related thereto.

In 2018 Council increased the Public Works Fee from \$26 annually to \$156 annually (\$13p/mo).

In FY 2021 \$209,082 was transferred from the General Fund to the Solid Waste Fund to cover the deficit.

The projected FY 2023 transfer from General Fund to the Solid Waste fund is \$181,970.

The FY 2023 Solid Waste Fee proposed increase is \$168 annually (\$12 annual increase). The projected revenue is \$625,800.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve First Reading, 2022-3 Public Works Fee Increase. The motion carried unanimously 7/0.

b. First Reading, 2022-4 FY 2023 Budget

Mr. Bell stated Ordinance 2022-4 is to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2022 and ending June 30, 2023 (FY 2022-2023).

Mr. Bell reviewed the budget details with the Council.

Motion by Councilmember Blackstone, second by Councilmember Sanders to approve on First Reading, 2022-4 FY 2023 Budget. The motion carried unanimously 7/0.

c. First Reading, 2022-5 FY 2022 Budget Amendment

Mr. Bell stated that Ordinance 2022-5 is an ordinance to amend the annual budget of the City of Fountain Inn for the fiscal year ending June 30, 2022.

This amendment accounts for the 2.5 million ARPA money the city received and spent. This revenue and expense was not included in the FY 2022 budget. This amendment clears up the budget for auditing purposes.

Motion by Mayor Pro Tem Clemmer, second by Councilmember - Ward 5 Don to approve First Reading, 2022-5 FY 2022 Budget Amendment. The motion carried unanimously 7/0.

d. R 2022-6 Municipal Clerks Week

Mayor McLeer stated that Resolution 2022-5 declares May 1 - 7, 2022 as "Professional Municipal Clerks Week in South Carolina" and to recognize and honor the valuable contributions that Municipal Clerks make to cities and towns in South Carolina.

Mayor McLeer declared May 1-7, 2022 as "Professional Municipal Clerks Week" in Fountain Inn and recognized and honored the valuable contributions Sandra Woods makes to our city.

Motion by Mayor McLeer, second by Councilmember Garrett to approve R 2022-6 Municipal Clerks Week. The motion carried unanimously 7/0.

11. Executive Session -

Motion by Councilmember Blackstone, second by Councilmember Sanders for Council to meet in Executive Session. The motion carried unanimously 7/0.

a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration and Fire Department.

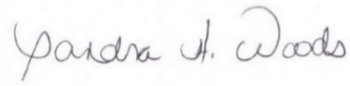
After coming out of executive session, Council may vote on items discussed during executive session.

Back in regular session.

Mayor McLeer stated that no votes were taken while in executive session.

12. Adjourn

Motion by Councilmember Thomason, second by Councilmember Sanders to adjourn the meeting. The motion carried unanimously.

A handwritten signature in dark ink, reading "Sandra H. Woods". The signature is written in a cursive style with a large, stylized "S" and "W".

Sandra H. Woods, CMC
Municipal Clerk.

ORDINANCE

AN ORDINANCE TO INCREASE THE PUBLIC WORKS FEE FOR THE CITY OF FOUNTAIN INN TO PROVIDE REVENUE TO OFFSET A PORTION THE COST OF SOLID WASTE COLLECTION; AND OTHER ITEMS RELATED THERETO.

WHEREAS, the City of Fountain Inn adopted Ordinance Number 2008-008 to establish a Public Works Fee, which Ordinance was amended by Ordinance 2008-010, Ordinance 2010-003 and 2018-003; and

WHEREAS, since the establishment of the Public Works Fee tipping fees due to county landfills have increased as has the cost of solid waste collection operations generally; and

WHEREAS, Solid waste collection is an important service provided to the citizens of Fountain Inn, and the City Council believes that the service should continue to be provided at least at current levels and must provide a source of revenue to continue to do so;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AS FOLLOWS:

Section 1: The City of Fountain Inn hereby amends Ordinance 2008-008 (as amended by Ordinance 2008-10, Ordinance 2010-003 and 2018-003) to assess a Public Works Fee in the amount of \$168.00 per year beginning in FY 2022-2023 on each improved parcel of real property. Such fee is to be collected by the Tax Collectors of Greenville County and Laurens County and reflected upon the county tax notice.

Section 2. The revenue derived from the collection of the Public Works Fee must be used to pay costs related to the provision of solid waste service and must be kept in a separate and segregated fund from the general fund.

Section 3. Authorization. The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the amendments authorized by this Ordinance in accordance with the conditions herein set forth.

Section 4. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 5. Repeal of Conflicting Ordinance. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 6.

Effective Date of the Ordinance. This ordinance shall become effective on July 1, 2022

DONE in Regular Meeting duly assembled this 9th day of June 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: May 12, 2022

SECOND READING:

FY 2022- 2023 BUDGET ORDINANCE

AN ORDINANCE TO ADOPT A BUDGET FOR THE CITY OF FOUNTAIN INN FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023 (FY 2022-2023) ACCORDING TO THE TERMS AND PROVISIONS AS CONTAINED THEREIN; AND VARIOUS MATTERS RELATED THERETO

WHEREAS, pursuant to S.C. Code Ann. §5-9-40 the City Council shall adopt an annual budget for the operation of the City and capital improvements for Fiscal Year July 1, 2022 – June 30, 2023; and,

WHEREAS, Council has carefully studied and examined the financial needs for operations for the coming fiscal year after discussions with the City department heads and the City Administrator; and,

WHEREAS, having considered the budget requests for the coming fiscal year and having determined that it is in the best interests of the taxpayers of the City to adopt a comprehensive budget; and,

WHEREAS, the annual budget shall be based upon estimated revenues and shall provide appropriations for City operations and debt service for all departments; and

WHEREAS, pursuant to S.C. Code Ann. §6-1-80 the City has provided notice to the public by advertising the public hearing before the adoption of the budget for the next fiscal year in a newspaper of general circulation in the area, given not less than fifteen days in advance of the public hearing in the form as prescribed by law; and,

WHEREAS, after a public hearing and receiving public comment the City Council finds that the attached FY July 1, 2022 – June 30, 2023 budget should be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AS FOLLOWS:

Section 1: Adoption of Budget:

- 1.1 That the budget document entitled: “CITY OF FOUNTAIN INN: BUDGET FOR FISCAL YEAR JULY 1, 2022 – JUNE 30, 2023” is hereby ADOPTED and incorporated herein by reference, *Exhibit A*.

- 1.2 The millage rate for FY 2022-2023 is as follows:

OPERATING MILLAGE

	FYE 2022	Increase ¹	Total FYE 2023
Operating Base Millage	<u>57.1</u>	<u>0.00</u>	<u>57.1</u>
Reserve Account Millage*	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Lease Purchase Millage**	<u></u>	<u></u>	<u></u>
Debt Millage	<u>11.6</u>	<u>0.0</u>	<u>11.6</u>
Total	<u>68.7</u>	<u>0.00</u>	<u>68.7</u>

*Millage levied pursuant to Sec. 6-1-320(D) to “maintain a reserve account.”

**Millage levied pursuant to Sec. 6-1-320(D) for “real property purchased using a lease-purchase agreement”

¹Millage increases for 2023 are limited to the millage cap established by SC Code Sec. 6-1-320.

SURCHARGE MILLAGE

	FYE 2022	FYE 2023
Surcharge Millage	<u>0.00</u>	<u>0.00</u>

Statutory Reasons under Section 6-1-320(B) for surcharge: (check one)

- _____ (1) deficiency of the preceding year
_____ (2) catastrophic event (natural disaster, act of God, etc.)
_____ (3) compliance with a court order or decree
_____ (4) taxpayer closure (decreases by 10% or more prior year revenue)
_____ (5) compliance with a federal or state unfunded regulation or statute

- 1.3 The ad valorem property tax millage rate imposed by this Ordinance is based on 2021-2022 millage rates and is subject to reassessment year calculations. Pursuant to S.C. Code § 12-37-251(E), the number of mills levied for each reassessment must be revenue neutral. The millage rate set forth herein, which includes operating millage allowable pursuant to SC Code 6-1-320(A), is subject to reassessment year adjustments pursuant to S.C. Code §12-37-251(E) by the County Auditor. The Auditor and Tax Collector of Laurens County are hereby directed to levy and collect the millage rates authorized by this Ordinance.

- 1.4 The County Auditors of Greenville County and Laurens County shall levy an ad valorem tax on all taxable property owned and used in the City of Fountain Inn, South Carolina, except such as may be exempt from taxation under the Constitution and laws of the state of South Carolina. The tax shall be collected and paid into the treasury of Greenville County and Laurens County for credit to the City of Fountain Inn.
- 1.5 All revenues provided for by law shall be collected and placed in ordinary City funds to supplement and provide sufficient funds for all ordinary City purposes. No public funds of the City of Fountain Inn shall be deposited unless the bank or depository shall pledge to the City Administrator a security equal in value to the funds deposited, after Federal Deposit Insurance Corporation guarantees have been considered. The security shall consist of either a surety bond executed by a licensed surety company, United States Government Bonds, bonds of the State of South Carolina or such other security as shall be approved in writing by a majority of the City Council.
- 1.6 Funds appropriated herein are to be expended only in compliance with policies adopted by City Council or, at City Council's direction, as formulated and implemented by the City Administrator, either existing or adopted.
 - 1.6.1 Where existing Statutes, Ordinances, Contracts and Covenants govern the use of the funds accordingly to legislatively or contractually determine formulae, the estimates in this ordinance referenced in Exhibit A are illustrative rather than controlling an appropriation of those funds will adjust according to applicable provisions of such Statutes, Ordinances, Contracts and Covenants. Governmental fund appropriations designated from previous appropriation ordinances for Capital Projects shall remain in force for the life of the project and account for in the General Capital Project Fund. Any net fund balance accumulation shall not lapse on June 30, 2023.
 - 1.6.2 Appropriations for capital expenditure or investment or bond issuance costs or for the payment of annual installments of capitalized interest according to a predetermined schedule are made in relate Bond Ordinances. Nothing in this ordinance shall modify or amend the terms of any Bond Ordinance.
- 1.7 City Council reserves the right to amend and alter any appropriation contained herein.

- 1.8 The annual budget documents and the estimates of revenue for the payment of same is hereby adopted and is made a part of this Ordinance as fully as if incorporated herein.
- 1.9 Funds sufficient to cover all fiscal year ending June 30, 2023 budget items encumbered but unpaid at the close of fiscal year ending June 30, 2023 shall be carried forward from the fiscal year ending June 30, 2024 budget to the succeeding budget to meet such lawful obligations of the City of Fountain Inn. All non-Federal funds not expended during the Fiscal Year shall accrue to the City's General Fund for re-allocation during subsequent Fiscal Years. Federal funds which are earmarked shall be carried forward in accordance with Federal mandates. Where no mandate exists, the funds shall be transferred to the City's General Fund for re-appropriation. Appropriations under any budget for grants, the authorization for which extends beyond the end of the then-current fiscal year shall not lapse at the end of such fiscal year. Any grant authorizations remaining at the end of such fiscal year shall be re-appropriated pursuant to the conditions of the respective grant agreements.
- 1.10 All sums received by the City of Fountain Inn from any source whatsoever, unless by law designated for some special fund or purpose, may be used in meeting disbursements from the General Fund as described in the Budget Document identified in Section 1.1 above
- 1.11 The purchase of supplies and repairs must be in accordance with provisions of the City's Procurement Ordinance; however, the City Administrator is authorized to purchase used vehicles and equipment from scheduled surplus equipment sales sponsored by City, County, State and Federal governmental agencies, outside of the Procurement Ordinance and procedures of the City of Fountain Inn.
- 1.12 Expenditure of funds from the General Fund and other City funds, as outlined in the General Fund budget or other budget as approved by City Council, is hereby approved by the City Council and the City Administrator is authorized to expend funds in accordance therewith.
- 1.13 The City Administrator of the City, or the designee of the City Administrator, is authorized to transfer any sum from one budget line item to another or from one department or division to another as is necessary to achieve the goals of the FYE 2023 Budget, provided that no such transfer shall be made from one fund to another fund so as to increase the total appropriated amount within any such fund. No such transfer shall be made that conflicts with any existing Bond ordinance or any financial policies of the City as adopted by the Council. Any changes or amendments to the FYE 2023 Budget that alter the total appropriated amount within any fund must be approved by the Council.

- 1.14 The schedules setting forth various fees, user charges, penalties and other charges of the City, as set forth in *Exhibit B* or in the Code of Ordinances of the City of Fountain Inn, are hereby affirmed and incorporated herein by reference.
- 1.15 Fees collected by all offices shall be remitted to the Finance Director for deposit for their respective City purposes in accordance with the City Cash Handling Policy.

Section 2. Authorization. The City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the changes authorized by this Ordinance in accordance with the conditions herein set forth.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 4. Repeal of Conflicting Ordinance. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The CITY COUNCIL hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. The CITY CLERK is hereby ordered and directed to cause this ordinance to be published according to law.

Section 7. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption as set forth herein.

DONE IN REGULAR SESSION THIS 9th DAY of June 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

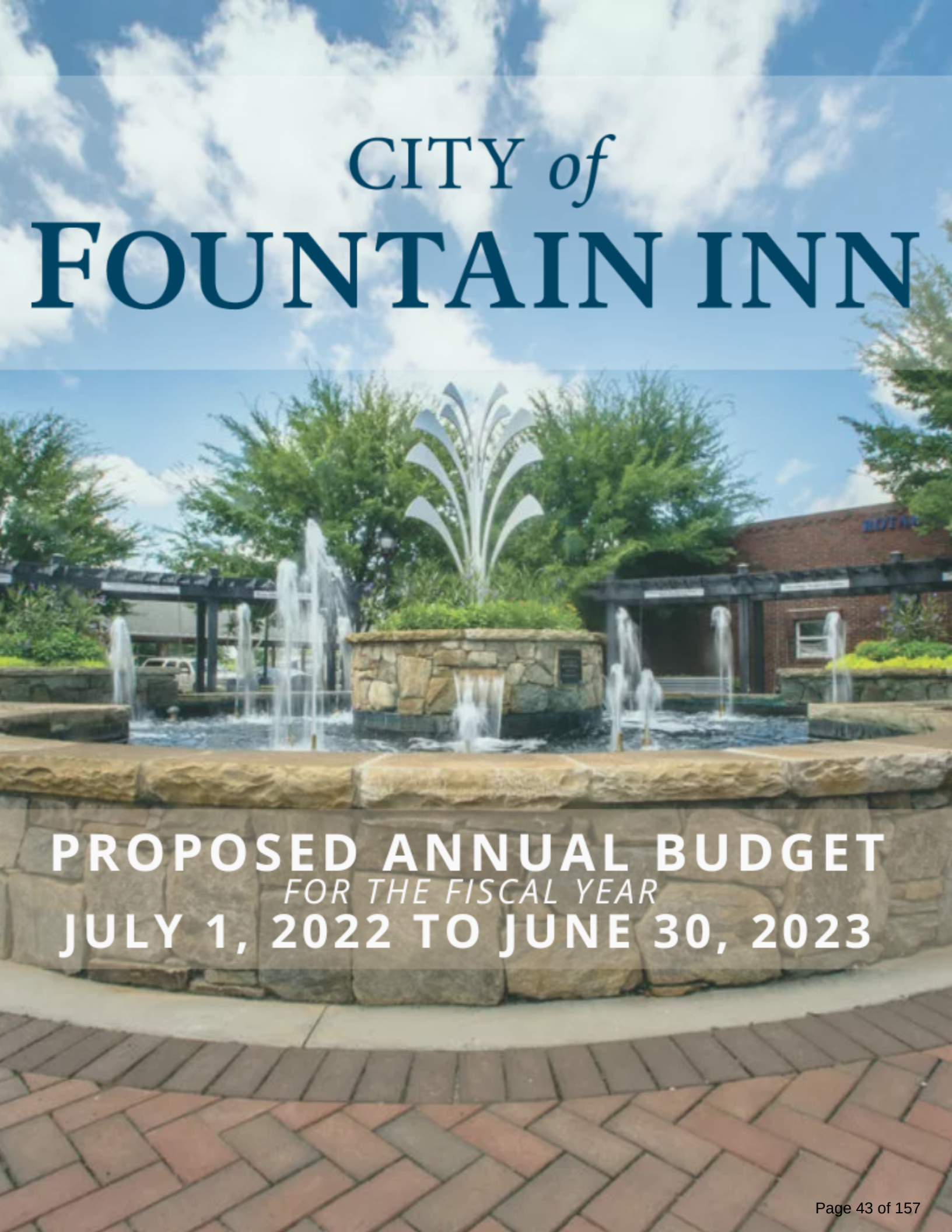
APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: May 12, 2022

SECOND READING:



CITY *of* FOUNTAIN INN

PROPOSED ANNUAL BUDGET
FOR THE FISCAL YEAR
JULY 1, 2022 TO JUNE 30, 2023

Exhibit A

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Budget Transmittal Letter

Honorable Mayor McLeer and Members of City Council:

I am privileged to present the balanced Fiscal Year 2022 – 2023 (the “FY 2023”) Budget for the City of Fountain Inn for your consideration and adoption. This budget has been prepared using budgetary practices and techniques recommended by the Governmental Accounting Standards Board (GASB).

Within the framework and policies established by the GASB and the City of Fountain Inn, this budget has been prepared after analyzing and evaluating every city department's detailed requests. This budget document intends to provide a clear picture of the City's financial condition and the planning needed to manage our financial resources for the coming year properly.

As usual, sincere appreciation should be expressed to the staff and Department Heads for the amount of work and effort expended in this process under tremendous time pressures. As in years past, the staff is committed to providing services more efficiently than ever before and continues to provide the foundation for improvement in the future.

Our goal is to maintain the City's quality and level of service, provide amenities and opportunities for citizens of all ages and preserve our strong financial position while minimizing the increased financial burden on our citizens. The proposed budget for FY 2023 supports the Council's strategic goals of investing in the initiatives to support employees, facility and infrastructure improvements, economic and community development, and enhanced customer service and community engagement.

Total Budget

As proposed, the FY 2023 Budget totals \$34,004,007, representing an overall 5% decrease compared to the Amended FY 2021-2022 budget. The proposed FY 2023 General Fund Budget of \$11,764,981 which represents a 2% increase over the Amended FY 2021-2022 Budget. The proposed General Fund millage rate for FY 2023 is 68.7, representing no change from the previous year's millage.

Budgetary Initiatives

This portion of the budget memo highlights funding requests for personnel, programs, projects, or policy issues that significantly impact the City of Fountain Inn's FY 2023 Budget.

Investment in the City's Personnel

Merit Bonus

For the second consecutive year, the FY 2023 proposed budget includes \$85,000 to fund a merit-based bonus estimated to range between .05-5% for eligible employees based on an annual performance appraisal.

Cost of Living Adjustment

The proposed budget includes a 3% cost of living adjustment. Staff is grateful to the Council for the approval and funding of a \$1,084,627 premium pay package funded by the American Rescue Plan and related Coronavirus State and Local Fiscal Recovery Funds but recognizes the cost of living continues to increase due to the effects of pandemic and supply chain issues. The following cost of living adjustment options was explored but were not funded due to budget constraints.

COLA	COLA \$	Retirement	Inc/AccDeath	FICA	Insurance	WC	Bonus	TOTAL
4%	62,481.25	10,934.22	218.68	4,808.49	0.00	3911.33	374.89	82,728.86
4.5%	93,721.88	16,401.33	328.03	7,212.74	0.00	5866.99	562.33	124,093.30
5%	124,962.50	21,868.44	437.37	9,616.99	0.00	7822.65	749.78	165,457.73

Mid-Point Lifts

Mid-Point Lifts

As proposed, the budget includes midpoint lifts for several city employees. This is a continuing initiative from the previously adopted Compensation Plan. The initiative focuses on public safety employees and the criteria for midpoint adjustments are based on years of service in their current position. Employees with at least one year of service will be reviewed and adjusted based on the criteria, and may qualify for percentage increases ranging between 1%-7% of an employee's annual salary in addition to the approved COLA.

State Retirement and Health Insurance

The retirement increase is a 1% increase to the employer portion of retirement mandated by the state legislature. This mandate, enacted in the Fiscal Year 2018, includes a 1% employer retirement increase for each following six years. The increases in employer retirement contribution rates will ultimately produce an employer rate of 18.56% for SCRS and 21.24% for PORS.

The House Ways and Means Committee recently released its budget for the fiscal year 2023. The committee's funding for the State Health Plan corresponds with:

- An 18.1 percent employer only rate increase effective January 1, 2023;
- No employee rate increase for 2023;
- Expansion of adult well visit coverage to allow for an annual visit with no patient cost-effective January 1, 2023.

This summer, these plan changes would be established by PEBA and would be effective January 1, 2023. This is the initial step in the budget process, and details are subject to change. These projections are for the 2023 plan year, which begins January 1, 2023. Final rates will be published in August 2022. The FY 2023 budget for employer-paid health insurance increased by \$76,077 for current subscribers and at an annual budget of \$152,154. These numbers do not include the budgetary impact of proposed personnel but is reflected in the departmental budget schedules.

Increased Personnel

Lastly, in response to the tremendous population growth and related demand for city services, the following new positions are included in the proposed budget for

an increased personnel budget totaling \$1,066,770 across all major funds. After a series of personnel meetings and discussing shared services and exploring efficiency updates and process improvements the following list responds to the need and will allow staff to execute the tasks associated with each strategic priority and the continuation of excellent customer service.

Proposed New Positions	Department
1 - City Clerk / Administrative Coordinator	411 - Administration
1 - Part-Time Judge	412 - Judicial
4 - Full-Time Patrol Officer	421 - Police
3 - Full-Time Firefighters	422- Fire
1 - Permit Technician	425 – Planning and Development
1 - Public Works Driver CDL	424 – Public Works
1 – Sewer Utility Manager	434 - Sewer
2 - Full-Time Sewer/Stormwater Maintenance Technician	434 - Sewer
1 - Activities Coordinator	451 - Recreation
1 - Athletics Coordinator	451 - Recreation
2 - Full-Time Underground Installation Technician	510 – Natural Gas
	510 – Natural Gas/Sewer
1 - GIS Technician	
1 - Warehouse Technician	510 – Natural Gas

Continuation of the Fleet Management Plan

To improve the City's existing fleet of vehicles, the City partnered with Enterprise Fleet Management to replace the aging fleet in Public Works, Recreation, and Police. As proposed, funding is provided in the FY2023 Budget to continue this effort. The investment in this fleet management leasing program will allow for long-term cost

savings, realized annually by reducing maintenance and repair costs for the City's aging fleet. Lease payments are projected to decrease significantly in FY 2024 when the City's fleet improves and when we begin earning equity in when vehicles are replaced.

Investment in Critical Infrastructure

The FY2023 Budget provides funding through its General, Capital, ARPA, Natural Gas, and Sewer Funds for continued investments in the City's utility infrastructure, including the repaving of City's owned roads, enhancing the City's sewer infrastructure, and enhancing the City's security and broadband. The City intends to apply for available grants made possible by the American Jobs Plan.

Investment in Parks and Recreation

As discussed during the annual council retreat, the FY2023 budget responds to the renewed focus on recreational facilities, including Sanctified Hill Park Renovation funding. The park is designed with updated basketball and passive recreational space. This park will be constructed with ARPA funds and grants. The general operating fund will provide staffing to operate and maintain the facility and improve the safety of other city parks. Additionally, the City of Fountain Inn will solicit proposals for a Park Master Plan to prioritize park revitalization and renovations. Other investments include parking lot improvements near the Splash Pad and funding for a pop-up park.

Investments in Main Street and other Community Grants

The proposed budget includes \$450,000 for the continuation of the Outdoor Expansion and Beautification Grant, Façade Improvement Grant, Outdoor Seating and Accessories Grant, Relaunch Grant, Targeted Tourism, and Non-Profit Grants. The grant programs are intended to preserve, manage, and enhance Fountain Inn's historic downtown and support small businesses and non-profits.

Table 1: Fountain Inn Natural Gas and Fountain Inn Sewer CIP and Capital Plan FY 2023 compared to FY 2022 Capital and CIP

Fountain Inn FY 2023 CIP and Proposed Capital Plan By Fund		Sum of FY 2021-2022	Sum of FY 2022-2023
100 - General Fund		\$ -	\$ 86,726.00
Facilities Maintenance - Work Trailer	\$ -	\$ 11,500.00	
Pole Mounted Speed Sign for School Zones or Downtown District (this quote is for 1 unit)	\$ -	\$ 11,660.00	
Police Officer Glock and Holsters - Weapon Change	\$ -	\$ 14,300.00	
Recreation Dept - SCAG Turf Tiger II Zero Turn Mower x2	\$ -	\$ 18,198.00	
Speed Trailer (previous trailer purchased in 2009)	\$ -	\$ 11,068.00	
Taser Replacement	\$ -	\$ 20,000.00	
102 - Hospitality Tax Fund	\$ 2,500,000.00	\$ 280,000.00	
Jones to Hwy 418 Streetscape	\$ 2,500,000.00		
Amphitheatre	\$ -	\$ 250,000.00	
Main Street Christmas Décor	\$ -	\$ 30,000.00	
131 - ARPA Fund	\$ 764,317.40	\$ 1,823,160.00	
City Hall Building Improvements	\$ 16,750.00		
Council Chamber Upgrades	\$ 41,070.00		
Equipment for Vehicles - Police (7)	\$ 211,361.28	\$ -	
Financial Software	\$ 50,000.00		
Sanctified Hill - Preconstruction Documents	\$ 37,100.00		
Splash Pad Upgrades	\$ 8,036.12		
Woodside Streetscape	\$ 400,000.00		
2022-2023 - General Fund IT Replacement Plan and System Upgrades	\$ -	\$ 55,000.00	
Broadband and Wireless Improvements	\$ -	\$ 75,000.00	
City Hall Renovations and Upgrades	\$ -	\$ 20,000.00	
Facilities Security Upgrades	\$ -	\$ 150,000.00	
Pop up Parks and other Main Street Improvements	\$ -	\$ 50,000.00	
Public Works and Natural Gas Facility - FF&E (Public Works GF)	\$ -	\$ 25,000.00	
Radios and Communications System -	\$ -	\$ 23,700.00	
Recreation Dept - Ford F250 (Vehicle Replacement)	\$ -	\$ 76,380.00	
Sanctified Hill Park Renovations	\$ -	\$ 500,000.00	
Sanitation Equipment - Tink Claw and Conversion	\$ -	\$ 22,080.00	
SCBA, Bunker Gear, Headsets	\$ -	\$ 386,000.00	
Splash Pad (McKnight Street) Parking Improvements - GF	\$ -	\$ 100,000.00	
Truck 333- 2003 Ford crew cab streets department	\$ -	\$ 45,000.00	
Truck 355- 2005 Ford crew cab streets department	\$ -	\$ 45,000.00	
Wayfinding Signage (Phase III)	\$ -	\$ 250,000.00	
200 - Natural Gas Fund	\$ 2,861,210.00	\$ 2,910,500.00	
Gas Capital	\$ 2,861,210.00		
200-161-028-117 Install 500 new Service lines (by FING and Contractor)	\$ -	\$ 360,000.00	
Caterpillar Model 304 MiniExcavator w/ kick disconnect for rock hammer	\$ -	\$ 67,000.00	
GIS Equipment - Natural Gas (50%)	\$ -	\$ 10,000.00	
Install 5,100 feet of 6" high pressure steel gas main line (Need new budget #) @ \$125/foot	\$ -	\$ 637,500.00	
New Gas and Trunk Line to improve pressure and new developments	\$ -	\$ 231,000.00	
New Prisma Health Building	\$ -	\$ 8,500.00	
New Station and service to Foxhill and Jenkins Bridge	\$ -	\$ 93,500.00	
New Subdivisions	\$ -	\$ 1,367,000.00	
One 6" plastic squeeze off tools	\$ -	\$ 6,000.00	
Public Works and Natural Gas Facility - FF&E (GAS)	\$ -	\$ 50,000.00	
Two Ford F-250 4x4 - new	\$ -	\$ 80,000.00	
411 - Sewer Fund	\$ 900,000.00	\$ 399,992.00	
Sewer Capital	\$ 900,000.00		
ATV - Sewer	\$ -	\$ 16,000.00	
Camera Program and Storage	\$ -	\$ 11,700.00	
F-150 - (new) Utilities Manager	\$ -	\$ 36,646.00	
F-150 - (new) Utilities Supervisor	\$ -	\$ 36,646.00	
GIS Equipment - Sewer (50%)	\$ -	\$ 10,000.00	
Public Works and Natural Gas Facility - FF&E (Sewer)	\$ -	\$ 25,000.00	
RIA Grant Match	\$ -	\$ 250,000.00	
Sewer Push Camera	\$ -	\$ 14,000.00	
Shared Across ARPA Fund, Natural Gas Fund, and Sewer Fund	\$ 5,100,000.00	\$ 100,000.00	
Fountain Inn Natural Gas/Public Works Facility FF&E	\$ 5,100,000.00	\$ 100,000.00	
Grand Total	\$ 12,125,527.40	\$ 5,600,378.00	

Budget Overview

The FY 2023 Budget totals \$34,004,007, representing a 5% decrease compared to the amended FY 2021-2022 Amended Budget.

FUND	2022 AMENDED BUDGET	2023 PROPOSED BUDGET	% Change
General Fund	11,134,589	11,764,981	6%
Hospitality Tax Fund	575,500	673,764	17%
Special Revenue Funds	186,573	224,431	20%
Road Improvement	82,700	118,594	43%
Solid Waste Fund	858,689	843,270	-2%
Natural Gas Fund	9,222,588	13,965,430	44%
Sewer Fund	1,601,750	1,480,442	-8%
Capital Projects Fund	12,125,527	5,600,378	-54%
Total	\$35,787,916	\$34,004,007	-5%

Table 2 – FY2023 Budget Summary

The decrease in the Capital Projects Fund is due to the expenditure of bond proceeds for the Fountain Inn Natural Gas and Public Works Facility and the Streetscape Project. Additionally, Council appropriated \$1,194,920 in Capital Projects and Improvements in FY 2022. The unexpended Capital funds budgeted in the FY 2022 Capital Budget Fund will be encumbered to FY 2023.

The decrease in the Solid Waste Fund is due to the proposed \$1.00 per month increase per improved parcel billed annually as a public works fee offset by the reinstatement of Streets and Grounds Division (431), which was previously allocated to the Solid Waste Fund. The annual impact to a household is \$12, increasing the annual charge from \$156 to \$168 annually. The incremental increase will allow the Solid Waste Fund to reduce its reliance on the General Fund. Annually, the General Fund transfers and average of approximately \$255,000 to the Solid Waste Fund since the funds existed. The FY 2023 projected transfer is \$181,970.

The 44% increase in the Natural Gas Fund is due to the increased cost of goods and services offset by increased revenues due to the proposed increased meter fee/facility fee for Natural Gas customers from \$8.00 to \$9.00 for residential and from \$90 to \$101 for commercial an industrial customer.

My sincere thanks goes to Staff for their continued service to the City of Fountain Inn and to Mayor and Council for considering the proposed budget.

In Service,

Shawn Bell
City Administrator

General Information

Form of Government

The City of Fountain (herein, “the City”) operates under the strong-council form of government. This means that the city is governed by a mayor and six councilmembers who answer to and work for the citizens of Fountain Inn and hire a City Administrator to run the day-to-day operations of the city departments.

The term of office is four years for both the Councilmembers and the Mayor; elections are nonpartisan and held at large where the council represents the wards they live.

George Patrick (GP) McLeer, Jr.
Mayor



Jason Sanders
Ward 1



Jay Thomason
Ward 2



Joey Garrett
Ward 3



Phil Clemmer
Ward 4



John Don
Ward 5



Mack Blackstone
Ward 6



Community Profile

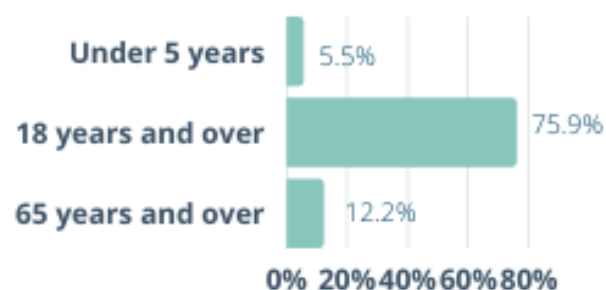
According to the Census Bureau, Greenville County is growing faster than any other region in the country. Fountain Inn's Projected five year growth is 25.25%

Fountain Inn CCD Total Population **14,161**

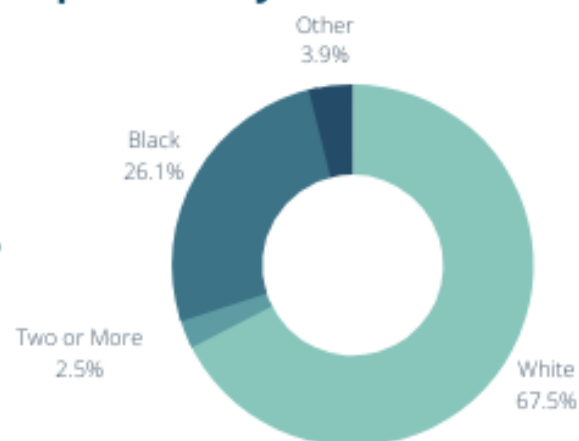
The 5 years expected growth rate is **25.25%**

Population by Age-

Median Age 36.8 compared to South Carolina at 38.2



Population by Race-

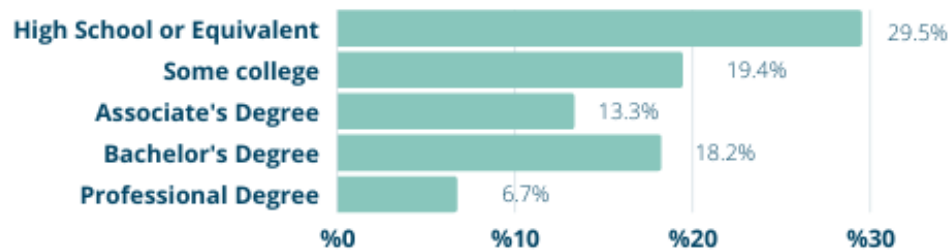


Median Household Income-

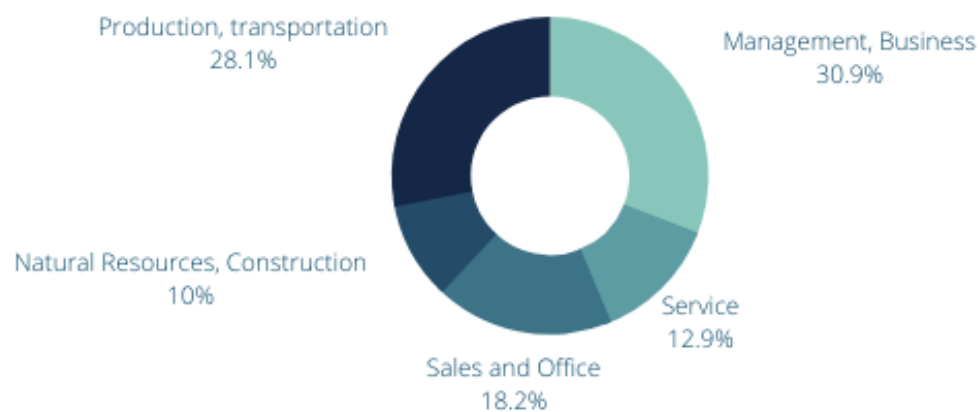
\$70,098 compared to South Carolina at \$64,412



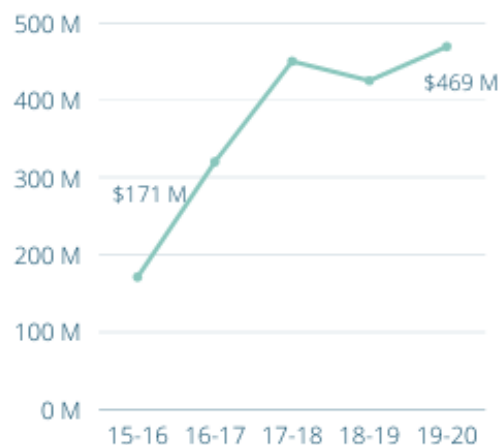
Educational Attainment



Occupation



Gross Retail Sales



Poverty

8.8% Compared to South Carolina at 10.6%

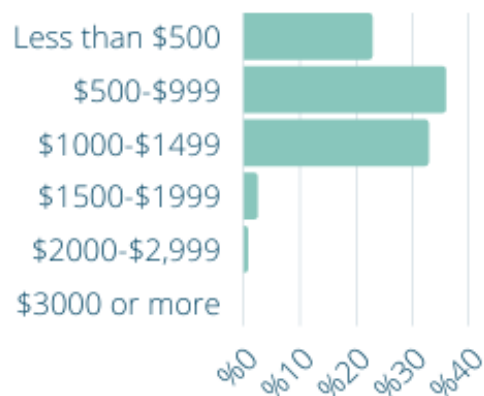
Housing

Total Housing Units- 5,329

Vacant Housing Units- 375

Rent

Median Rent \$936



The City of Fountain Inn was chartered on December 24, 1886. Fountain Inn is nestled in the foothills of Upstate South Carolina. The 2020 census reported an estimated 33.5% increase population since the 2010 census. Our current population is 10,416.

Charm and hospitality abound in Fountain Inn, where residents enjoy small-town living just a short commute from the big-city offerings of the Greenville Metropolitan area. Increasingly, however, attractive retail, dining, and entertainment opportunities are also being offered within Fountain Inn's city limits.

The City of Fountain Inn is committed to providing quality services to its citizens ranging from public safety, utilities and upkeep, an extension of sewers and roads, to community relations, special events, and recreation. Its police and fire departments are continually recognized in the state for their exemplary service provision. The City's Natural Gas System serves many commercial and residential customers in Laurens and Greenville counties. The City's progressive leadership and focus on economic development and quality of life will continue to benefit our citizens. New retail and restaurant merchants have been and will continue to be attracted to our enhanced downtown. The city continues to see extensive residential growth spanning across both Greenville and Laurens

The City of Fountain Inn is committed to providing quality services to its citizens ranging from public safety, utilities and upkeep, and extension of sewers and roads to special events and recreation. It's police and fire departments are continually recognized in the state for their exemplary service provision. The City's Natural Gas System serves over 10,000 commercial and residential customers in Laurens and Greenville counties.

The City's strong leadership and focus on economic development and quality of life will continue to benefit the citizens of Fountain Inn. Destinations such as. Future City development plans include the completion of the Public Works and Natural Gas facility, a third fire station, additional streetscapes along with the Jones to Highway 418 corridor. Fountain Inn is also home to the 2.5 million square feet Class A Fox Hill Industrial and Distribution Business Park.

Fountain Inn offers the best outdoor recreation with access to the Swamp Rabbit Trail, a reimagined downtown complete with electric car chargers, and advanced manufacturing training for all our local students. Fountain Inn is quickly becoming a regional center for technology and creative companies. As one of South Carolina's fastest-growing cities, and the addition of the Fountain Inn is the ideal location for relocating families, friends, and businesses.

Strategic Priorities

During the 2022 City Council Retreat, which is a planning and goals session workshop held annually where Council develops a list of "strategic priorities." Department Heads and Council priorities are aligned with one another. The strategic priorities Council directed staff to focus on are:

- Enhance Public Facilities
- Increase Employee Compensation
- Improve Parks and Develop a Parks Masterplan
- Zoning Regulation updates
- Downtown Parking
- Interstate Signage
- Create Council Committees
- Address Dilapidated Buildings in Fountain Inn
- Road Paving and Sidewalk Improvements
- Expand legal firm representation
- Code Enforcement
- Improve Internal and External Communication
- Police State Accreditation
- Increase Press Releases
- State Legislator Engagement
- Public Transportation

Budget Development and Adoption Process

The City of Fountain Inn Finance Department is responsible for systematically aligning resources with Council priorities and strategic needs and goals. This department assists with preparing and developing the budget and prepares the annual budget presentation to Mayor and Council. It provides the City Administrator, Department Heads, and division leaders with tools for reporting and monitoring actual expenditures compared to the budget.

The annual budget process is the formal method the City Council determines its annual operating budget for the following fiscal year. The goals and mission priorities of the Mayor and Council and the availability of resources guide the budget. The city administration reviewed annual and multi-year priorities and objectives during the budget development process and aligned them with financial resources for the forthcoming fiscal year. Each department Director then developed and reviewed a dual departmental budget for strategic alignment.

The annual operating budget process and departmental requests are reviewed and recommended by the CFO for the City Administrator's review and approval. The final, approved operating budget is then adopted by City Council and monitored throughout the year. Capital Improvement Plan is a five-year model and is updated annually. Expected sources of financing, including fund balance, reserves, grants, and funding, are analyzed and adjusted.

Budget Kickoff

The annual budget process is launched with the communication of the budget memo, which includes budget guidance, targets, timeline, and supporting documentation needed to develop the annual budget. Kickoff meetings are held to socialize the guidance with all finance staff and leadership, allow departments time to decide their annual priorities and trade-offs based on the budget guidance development, and ask any questions. These meetings are held with Department Head's and Finance Staff.

Budget Development

Once the second-quarter forecast is complete with six months of actuals available and six months of projections, the forecast is copied to the initial annual budget for the next fiscal year and updated with any centrally budgeted assumptions. Until this process is complete, and to initiate budget development, the Finance Director opens Budget Prep in Smart Fusion to users with an initial budget carried forward from the current adopted budget. Payroll-related expenditure accounts are entered for each department by the Human Resources Director and confirmed by the Accounting Management for accuracy. Detailed notes and line-item justification are required for each budget request.

Finance Analysis

During the budget development, Finance works with Department Heads to ensure the accuracy of budget entry. Preliminary targets may be revised, and information from internal and external factors updated--such as negotiated contracts, improved understanding of unavoidable cost increases, evaluation of critical priorities and trade-offs, and adjusted line items because of the City Council's goal-setting session. Department Heads, managers, and division leads are engaged in developing and reviewing updated targets. Added budget meetings and preset dates in the budget timeline may be scheduled to discuss revised targets, timelines, and requested information to support the development of the upcoming year's operating budget.

Budget Submission and Meetings

Finance Director or their designee reviews budgets in Smart Fusion with the department and division leaders to finalize their budget submission. Department Heads submit a narrative to accompany their budget (template provided) and engage in a series of meetings to discuss priorities and trade-offs that are then incorporated into the Budget Prep module in Smart Fusion. Finance will work with division leaders, department managers, and Human Resources to accurately reflect targets, priorities, and trade-offs in budgets and complete entry into the system to meet communicated timelines. Budget Prep is the only tool for submitting budgets and requesting budget changes.

Analysis and Administrator Review

Finance locks the budget in Budget Prep from additional edits and analyzes the data for accuracy and alignment with internal and external requirements. Finance partners closely with the City Administrator to ensure priorities and budget goals are captured by departments, divisions, and organizations. Upon completion of Administrator and Department Head meetings and budget finalization, a series of Council Workshops are held. Elected officials and the public are engaged in reviews of the budget and trade-off discussions. In some cases, additional guidance may be issued to implement improved budget targets. Updates are made, and schedules are produced in Budget Prep for budget routing and approval. All changes will be communicated in a budget memo to Department Directors.

Council Adoption

The annual operating budget recommended by the City Administrator is submitted to City Council for their approval and adoption in a public meeting. This requires a public hearing and two readings of the ordinance.

Implement and Monitor Approved Budget

Planned expenditures are authorized and monitored for control, accuracy, and risks throughout the year. Tracking the performance of the approved budget continues throughout the budget cycle and informs the development of the future year's budget. The approved budget is compared to actual activity from closed periods and reported to Council on a schedule approved by the City Administrator.

Finance Department and CFO Responsibility

The CFO reports to the City Administrator and oversees the development, monitoring, and managing of the budget and associated processes. Primary responsibilities of the Accounting Manager and Finance Department:

- Oversee the annual budget process, including the development and communication of guidelines and targets and budget calendars and timelines

- Develop the consolidated annual operating budget
- Consult with and provide strategic decision support for leadership
- Prepare the annual operating budget submission to the City Administrator and Chief Financial Officer
- Monitor performance of the approved budget by completing budget to actual variance analysis
- Provide decision support and guidance through the development of quarterly financial forecasts
- Manage budgeted headcount, ensuring the integrity of hiring and alignment with approved positions and salary ranges within the budget system
- Provide analytical support to department and division leaders and liaisons
- Manage the financial systems used to develop, monitor, track, and report budgets and actual expenditures
- Coordinate with other departments for alignment on policies and controls

Department Heads

Department Heads oversee the development and execution of their departmental budget and determine organizational priorities and trade-offs. Budgetary responsibilities of Department Heads are to:

- Manage the development and execution of the annual departmental budget
- Set priorities for the department in consultation with managers, administrators, and division leads
- Collaborate with the team to discussion on priorities, resource alignment, and trade-offs across the department and organization
- Review the department's financial status, including monitoring of actual activity and projection of an accurate forecast, to address issues and foster informed and effective decision-making

Budget Calendar

January 19, 2022	Budget Documents Distributed to Department Heads
January 31, 2022	Finance Director/City Administrator Review Revenue Projections and Fee Schedule
February 10, 2022	Regular Council Meeting
February 21-25, 2022	Departmental Meetings – Scheduled by Finance Director
March 10, 2022	Regular Council Meeting
March 14-16, 2022	Departmental Budget Meeting – City Administrator/Finance Director
April 7, 2022	Budget Workshop – Five Year Capital Plan (postponed)
April 14, 2022	Regular Council Meeting
April 25-28, 2022	Departmental Meetings – Finalize Budgets
May 10, 2022	Budget Workshop – FY 2022-2023 Budget Review
May 12, 2022	Regular Council Meeting and First Reading FY 2022-2023 Budget
June 2, 2022	Special Called Meeting and Public Hearing
June 9, 2022	Regular Council Meeting Second Reading FY 2022-2023 Budget

Financial Policies and Fund Overview

Financial Policies

Purpose

Primary among the responsibilities of the City of Fountain Inn to its citizens is the care of public funds and wise management of the City's finances while providing for the adequate funding of the services desired by the public and the maintenance of public facilities. These financial management policies, designed to ensure the City of Fountain Inn's fiscal stability, shall guide the development and administration of the annual operating and capital budgets. These financial policies address revenues, expenditures, debt management, capital planning, and budgeting.

Objectives

To protect the policy-making ability of the City Council by ensuring that financial problems or emergencies do not control essential policy decisions.

To enhance the policy-making ability of the City Council by providing accurate information on program costs.

- To assist sound management of City government by providing accurate and timely information on financial condition.
- To provide sound principles to guide the City Council's essential decisions and management, which have a significant fiscal impact.
- To set forth operational principles that minimize the cost of government, to the extent consistent with services desired by the public that reduce financial risk.
- To employ policies that prevent undue or unbalanced reliance on certain revenues, distribute the costs of City government services as fairly as possible, and provide adequate funds to operate desired programs.

- To provide essential public facilities and prevent deterioration of the city-owned facilities.
- To obtain, protect and enhance the City's credit rating and prevent default on any debt obligations.
- To ensure the legal use of all City funds through a system of financial security and internal controls.

Achieving these Objectives

To achieve and maintain the objectives above, the City Administrator's Office, working with the City Council, will conduct an annual analysis of the projected financial conditions and key financial indicators. It is the focus of this analysis to:

1. Identify the areas where the City is already reasonably strong in terms of protecting its financial condition.
2. Identify existing or emerging problems in revenue sources, management practices, infrastructures conditions, and future funding needs;
3. Forecast expenditure and revenue for the next five years, taking care to consider such external factors as state and federal actions, the bond market, and management options being explored and used by other local governments, as well as internal management actions taken during the last budget cycle and being examined for application.

Revenue Policies

Statements dealing with taxes and the means whereby the City raises revenue to fund operations.

Revenue Policy #1: Fund Balance

To maintain and improve the City's credit rating and meet seasonal cash flow shortfalls, the budget shall provide for a minimum Unassigned General Fund Balance (the "Fund Balance") of 20% of Operating Expenditures. Additionally, the City maintains a Fund Balance target of 25%. The Unassigned Fund Balance shall be exclusive of all reserves not anticipated to be readily available for use in

emergencies and contingencies. The City should reserve future a percentage of annual increases of fund balance to a Capital Projects Fund.

Should the Fund Balance fall below 20% of revenues, the City Administrator shall prepare and submit a plan for expenditure reductions and revenue increases to the City Council.

In the event the Fund Balance is above 25%, the difference may be used to fund the following activities:

1. One-time capital expenditures which do not increase ongoing City costs.
2. Other one-time costs; and
3. Ongoing or new City programs, provided such action is considered in the context of Council approved multi-year projections or revenue and expenditures.

If at the end of a fiscal year, the Fund Balance falls below 20%, then the City shall rebuild the balance within one year.

The City shall maintain a minimum Unassigned Fund Balance of 10% of the most recent-audited current fiscal year Hospitality and Accommodations Tax Revenues.

Generally, the Fund Balance levels are dictated by:

1. Cash flow requirements to support operating expenses;
2. Relative rate stability from year to year for particular revenue and enterprise funds;
3. Susceptibility to emergency or unanticipated expenditure;
4. Credit worthiness and capacity to support debt service requirements;
5. Legal or regulatory requirements affecting revenues, disbursements, and fund balances; and
6. Reliability of outside revenues.

Revenue Policy #2: Sources of Revenue

The City will strive to maintain a diversified and stable revenue system to shelter the government from short-run fluctuations in any one-revenue source and ensure its ability to provide ongoing service.

Restricted revenue shall only be used for the purpose intended and in a fiscally responsible manner. Programs and services funded by local revenue will be designated as such. A balance will be sought in the revenue structure between the proportions of elastic and inelastic revenues. New sources of revenue will be sought to achieve the desired balance.

Each time a new revenue source or a change in the rate of an existing source is considered, the effect of this change on the balance of elastic and inelastic revenue will be thoroughly examined by the City Administrator before inclusion in the proposed budget. In preparing the proposed budget, the City Administrator shall make recommendations to the City Council regarding options to reduce the City's reliance on property tax revenue.

Revenue Policy #3: Revenue Collection

The City shall strive to achieve a current property tax collection rate of not less than 96%.

Revenue Policy #4: Fees - Licenses, Permits, Miscellaneous Items

All fees established by the City of Fountain Inn for licenses, permits, fines, and other miscellaneous charges shall be set to recover the City's expense in providing the attendant service. These fees shall be reviewed annually and shared with the City Council every November to make adjustments to reflect changes in the Consumer Price Index. A revenue manual listing all such fees of the City shall be maintained by the City Administrator and updated regularly.

Revenue Policy #5: Fees - Utilities (Natural Gas System)

Gas Customer Rates and Fees (the "Gas Rates and Fees") for the Natural Gas System management shall be segregated from the General Fund in the Natural Gas System

Enterprise Fund and will be cost of service-based (i.e., set to support the total direct, indirect and capital costs fully) and established so that the net operating revenues (including interest earnings) equal 1.30x annual debt service obligations. The Gas Rates and Fees shall include significant capital costs for repairs, renovations, replacement, and expansion of its Natural Gas System Facilities.

The City shall, at all times, maintain a minimum Unassigned Natural Gas System Fund Balance (the “Natural Gas Fund Balance”), which is equivalent to 210 days of operating expenditures. Should the Natural Gas Unassigned Fund Balance fall below the requisite levels, the City Administrator shall propose a rate and/or fee increase for the following year’s budget to restore the Natural Gas Unassigned Fund Balance to its required level.

Revenue Policy #6: Fees - Utilities (Sewer)

Sewer Customer Rates and/or Fees (the “Sewer Rates and Fees”) for Sewer management shall be segregated from the General Fund in a Sewer Enterprise Fund and will be the cost of service-based (i.e., set to support the total direct, indirect, and capital costs fully) and established so that the net operating revenues equal 1.30x total annual debt service obligations. The Sewer Rates and Fees shall provide for significant capital costs, including repairs, renovations, replacement, and expansion of its Sewer Facilities.

The City shall, at all times, maintain a minimum Unassigned Sewer Fund Balance (the “Sewer Fund Balance”), which is equivalent to 180 days of operating expenditures. Should the Sewer Fund Balance fall below the requisite levels, the City Administrator shall propose a rate and/or fee increase for the following year’s budget to restore it to its required levels.

Revenue Policy #7: Interfund Transfers

To the maximum extent feasible and appropriate, inter-fund transfers to/from the General Fund shall be intended for the support of specific programs and services. City Council shall provide direction as to the re-payment by the receiving fund.

Revenue Policy #8: Grants

The City shall aggressively pursue all grant opportunities; however, before accepting grants, the City will consider the current and future implications of accepting and rejecting the monies.

Fund Structure

BALANCED BUDGET - The City defines a balanced budget as one in which expenditures do not exceed available resources. Available resources are defined as projected revenues plus the beginning fund balance.

FUND ORGANIZATION - The City uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with self-balancing accounts. There are three categories of funds: governmental, proprietary, and fiduciary.

GOVERNMENTAL FUNDS - Governmental funds account for the City's expendable financial resources. The City uses the modified accrual method as the budgetary basis for governmental funds, the same as the basis of accounting used in the audited financial statements. The City's essential services, including general government, public safety, public works, recreation, and other government services as listed below:

General Fund

The General Fund accounts for all the City's financial resources except those legally required or by sound financial management to be accounted for in another fund. The General Fund accounts for all general tax revenues and other receipts not allocated by law or contractual agreement to additional funds.

Special Revenue Funds

Special revenue funds account for resources and expenditures designated by the law or contractual agreement for specified functions or activities. They are legally required to be accounted for in separate funds.

Hospitality Tax Fund

According to the South Carolina Local Hospitality Tax Act, the revenue generated by the hospitality tax must be used exclusively for the following purposes (Section 6-1-730):

- (1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;
- (2) tourism-related cultural, recreational, or historic facilities;
- (3) beach access and renourishment;
- (4) highways, roads, streets, and bridges providing access to tourist destinations;
- (5) advertisements and promotions related to tourism development; or
- (6) water and sewer infrastructure to serve tourism-related demand.

Non-major Special Revenue Funds

Non-major special revenue funds consist of the following: Alcohol Enforcement; Police Community; ARPA Fund; Police Forfeitures and Seizures; Victims' Assistance; and Miscellaneous Grants.

PROPRIETARY FUNDS - Proprietary funds are used to account for activities similar to those often found in the private sector. The flow of economic resources is the measurement focus. The City uses the full accrual method as the budgetary basis for proprietary funds, which is the same as the basis of accounting used in the audited financial statements. Enterprise Funds account for services rendered to the general public on a user charge basis. Following are the City's significant enterprise funds:

Fountain Inn Natural Gas Fund accounts for the gas operations of the City.

Fountain Inn Sewer Fund accounts for the sewer operations of the City.

Fountain Inn Solid Waste Fund accounts for the sanitation and recycling operations of the City.

FIDUCIARY FUNDS - Fiduciary funds account for assets held in a trustee or agency capacity for others and, therefore, cannot be used to support the government's programs. The City uses the full accrual method as the budgetary basis for proprietary funds, which is the same as the basis of accounting used in the audited financial statements. All fiduciary funds are appropriated and include the

Court Fund – Used to account for the collection and remittance of police fines due to the State of South Carolina.

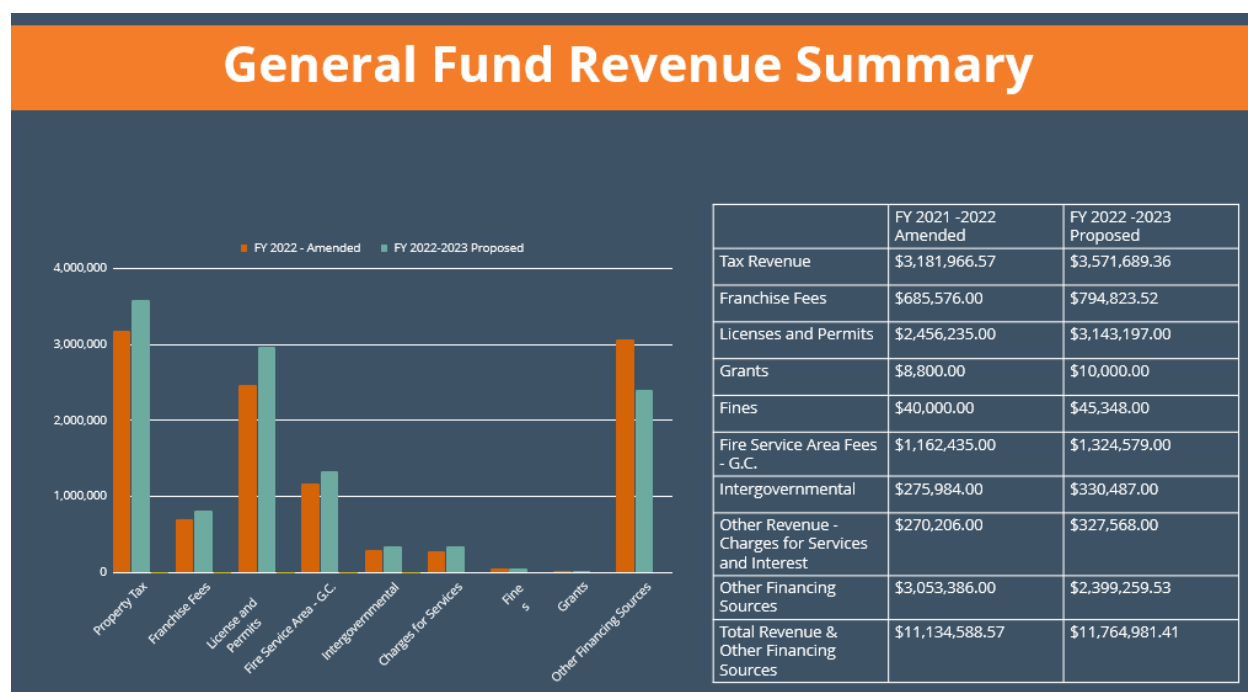
Fireman's 1% Fund

In 1907, S.C. General Assembly passed legislation called the Firemen's Insurance and Inspection Fund for "the betterment and maintenance of skilled and efficient fire departments within the county." The money is a privilege granted by the General Assembly to fire departments that meet specific requirements. The fund is a one-percent tax collected on all fire insurance premiums written in the state and thus is commonly referred to as "one-percent money."

Budget At a Glance

General Fund Revenues

The proposed FY 2023 General Fund Budget totals 11,764,981, representing an increase of 6% compared to Amended FY2022. The General Fund is the general operating fund of the City of Fountain Inn. All general tax revenues and other receipts not allocated by law to another fund finance public operating expenditures. The following is an overview of the City of Fountain's revenues for FY 2022-2023.



Realistic revenue forecasting is essential to sound financial planning. Revenue forecasting becomes more difficult in times of economic uncertainty and change. The Finance Department utilizes several techniques in projecting revenues, depending on each revenue source's characteristics.

- Informed/Expert Judgement – internal sources such as department heads and external consultants
- Formulas determined by City ordinances

- Moving averages
- Estimates from the Greenville and Laurens County Tax Assessor's Office

Property Tax

Based on valuations received from the Greenville and Laurens County Tax Assessor, revenues from property and other tax are expected to be \$3,571,689 for FY 2022-2023. The City's millage is 68.7 of which 11.6 is debt.

Franchise Fees

The City has several franchise agreements with various utility providers, which provide for payment to use the City's rights-of-way. Duke Energy is the most significant contributor to this revenue category with estimated revenues of \$472,310 and budgeted with a 1.6% increase compared to FY 2022 Total revenue from franchise fees is projected to be \$794,824 for FY 2022-2023.

License and Permits

Revenue derived from various types of licenses and permits continue to increase in response to growth and collection efficacy. Total revenues in this category are expected to be \$3,143,197 which represents a 27% increase.

Intergovernmental Revenue

This revenue source totaling \$330,487, an increase of 19.75% includes the State Aid to Subdivision, State Accommodations Tax, and the Greenville County Recreation Commission.

Fines and Forfeitures

Revenue from court and traffic fines is expected to be \$45,348 in FY 2023.

FSA – Fire Service Area Revenue

The Greenville County Fire Service Area revenue from millage is expected to be \$1,324,579 in FY 2023 The FY 2022 Amended budget estimated FSA revenues at \$1,162,435.

Charges for Service and Other Miscellaneous Revenue

This revenue source totaling \$327,568 includes revenue from Recreation fees for programming, Special Events revenue collected for funding events, rentals and other miscellaneous fees charged by city departments.

Transfers and Other Financing Sources

Other financing sources totaling \$2,217,289 are transfers from the Natural Gas Fund, Local Option Sales Tax Fund, Hospitality Tax Fund, and ARPA Fund. The transfers fund costs of cross-departmental support, contract agreements, facilities maintenance and repairs, and programs to support the local government and will not exceed the budgeted amount without Council approval. The formula used to calculate the allowable transfer from Enterprise funds increased from \$640,186 to \$872,511.

General Fund Expenditures

Expenditures have been summarized into broad categories on the department budget templates that follow this section. The expenditure categories and a brief description follow.

Personnel Expenditures

This category includes payments to employees for regular wages and overtime wages and state and federal payroll taxes on those wages. This category also includes the cost of benefits the City pays, such as retirement plan contributions and insurance premiums. A 3% cost of living adjustment is included in 2023, specific mid-points lifts and merit bonuses based on performance.

Operating

Materials and Supplies This category include commodities and merchandise that the City purchases necessary for a department to function within the City government. Examples include office supplies, fuel and oil, asphalt and gravel, ammunition, uniforms, and vehicle parts.

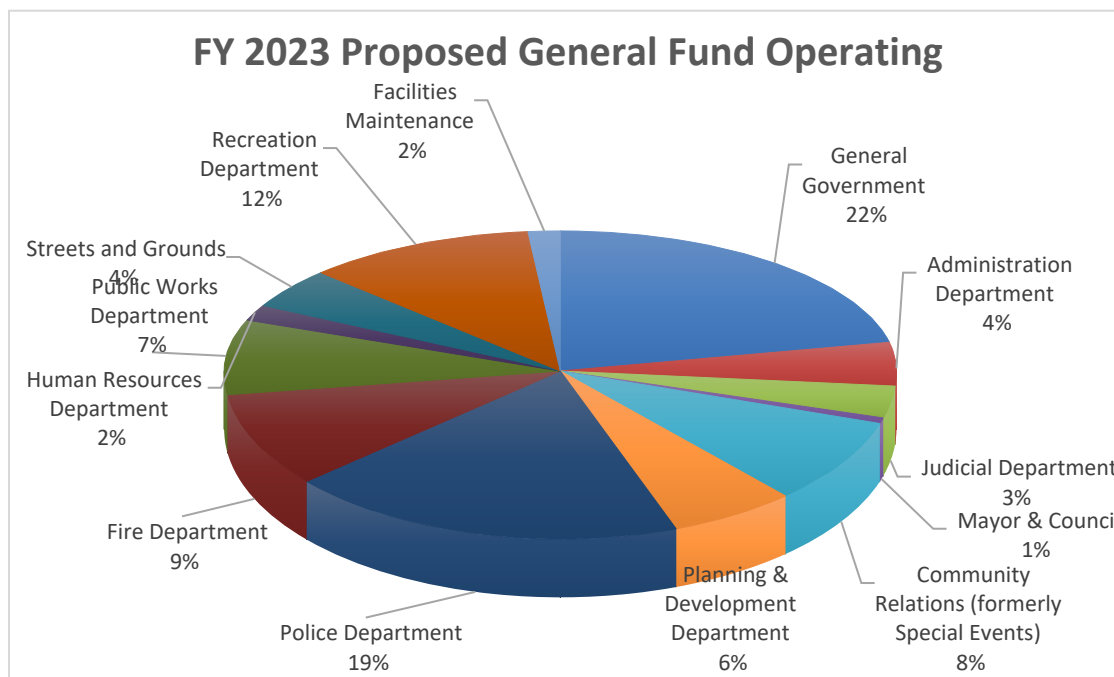
Purchased Services This category includes services that the City purchases. Examples include postage, utility services (i.e., telephone, electric, water, gas), engineering,

legal and auditing services, laboratory and polygraph services, and travel and training.

Fixed Charges This category includes fixed costs to the government and includes items such as depreciation, rent, property/casualty insurance premiums, bank charges/broker fees, and equipment rental.

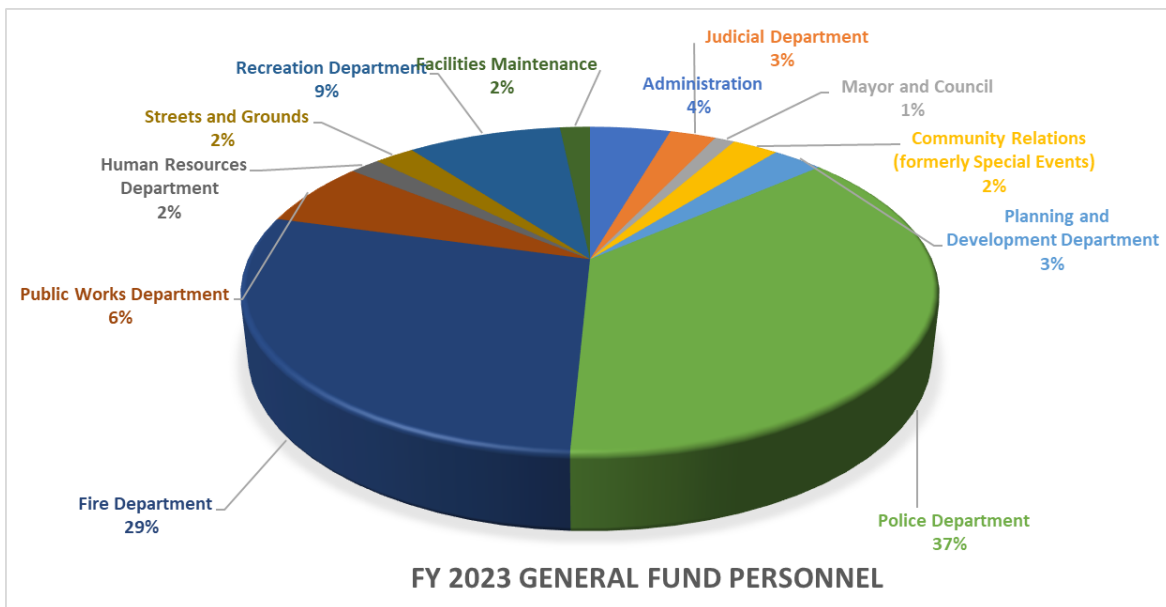
Furniture, Fixtures, Computers, and Equipment This category includes purchases for furniture and fixtures, small office equipment, and computers for less than \$5,000.

The following bar graph provides a snapshot of General Fund Expenditures by the department.



	FY 2022 Amended	FY 2023 Proposed
General Government	\$ 792,286.00	\$ 668,346.35
Administration Department	\$ 116,380.00	\$ 125,510.00
Judicial Department	\$ 80,582.00	\$ 92,257.67
Mayor & Council	\$ 16,720.00	\$ 16,600.00
Community Relations (formerly Special Events)	\$ 212,729.00	\$ 248,665.00
Planning & Development Department	\$ 172,671.52	\$ 182,392.00
Police Department	\$ 421,803.84	\$ 577,042.67
Fire Department	\$ 226,040.00	\$ 274,596.22
Public Works Department	\$ 264,300.18	\$ 218,100.00
Human Resources Department	\$ 46,995.00	\$ 48,337.00
Streets and Grounds	\$ -	\$ 130,000.00
Recreation Department	\$ 291,897.14	\$ 366,840.34
Facilities Maintenance	\$ 34,150.00	\$ 55,350.00
Grant Expenditures	\$ 4,000.00	\$ -
Capital - Cash Funded	\$ 241,500.00	\$ 28,000.00

General Fund Personnel Expenditures



Personnel Expenditures	FY 2022	FY 2023
Premium Pay	\$ 1,084,627.00	\$ -
Administration	\$ 314,522.63	\$ 328,009.70
Judicial Department	\$ 179,945.32	\$ 188,464.74
Mayor and Council	\$ 66,475.15	\$ 81,245.71
Community Relations (formerly Special Events)	\$ 173,331.69	\$ 187,208.03
Planning and Development Department	\$ 131,872.32	\$ 208,384.41
Police Department	\$ 2,216,316.71	\$ 2,719,352.02
Fire Department	\$ 1,704,514.49	\$ 2,090,675.55
Public Works Department	\$ 506,224.82	\$ 472,967.57
Human Resources Department	\$ 58,815.61	\$ 124,681.56
Streets and Grounds	\$ -	\$ 163,219.53
Recreation Department	\$ 404,901.10	\$ 627,951.46
Facilities Maintenance	\$ -	\$ 122,276.14
Total Personnel Expenditures	\$ 6,841,546.84	\$ 7,314,436.42

Detailed General Fund Expenditure Schedules are included as *Exhibit C*

Enterprise Funds Revenue Summary

Fountain Inn Natural Gas Fund

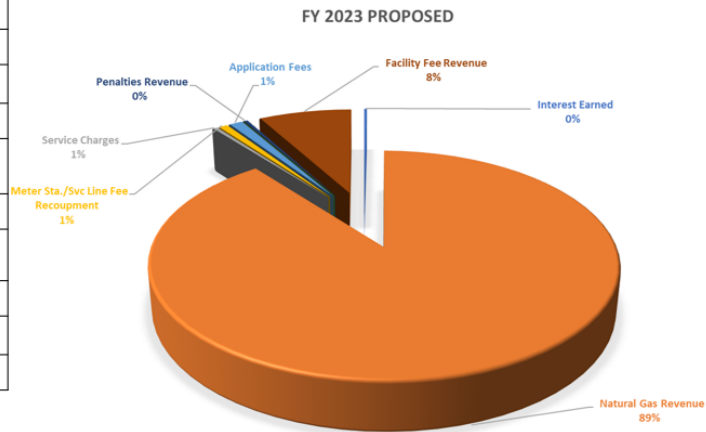
The following section identifies and explains the primary revenue streams for the Natural Gas Utility.

The proposed FY 2023 Natural Gas revenue total of \$13,298,146 and represents an increase of 44% compared to FY2021. It is anticipated that the City will collect \$11,876,490 in natural gas sales during FY 2022-2022. Staff plans to perform another set of rate studies in FY 2023. The study will analyze monthly user charges and other fees associated with acquiring new services.

The following chart shows the revenue comparison by type.

Natural Gas Fund Revenue Summary

	FY 2022 Amended	FY 2023 Proposed
Interest Earned	\$40,000.00	\$30,000.00
Natural Gas Revenue	\$7,740,932.00	\$11,876,490.00
Service Charges	\$50,000.00	\$50,000.00
Meter Sta./Svc Line Fee Recoupment	\$100,000.00	\$100,000.00
Application Fees	\$150,000.00	\$150,000.00
Gas Appliances Revenue	\$50,000.00	\$-
Penalties Revenue	\$40,000.00	\$40,000.00
Facility Fee Revenue	\$1,051,656.00	\$1,051,656.00
Total Revenue	\$9,222,588.00	\$13,298,146.00



Other Financing Sources

It is appropriate to finance, through reserves, capital improvements that are related to growth so that the future customers who will benefit from these improvements are paying for the improvements. The utility will need to use \$2,860,500 in reserves to fund major capital projects. The Natural Gas Utility Fund will maintain debt service ratios and days cash on hand target as our financial policies require.

Fountain Inn Natural Gas Capital Improvements and Equipment

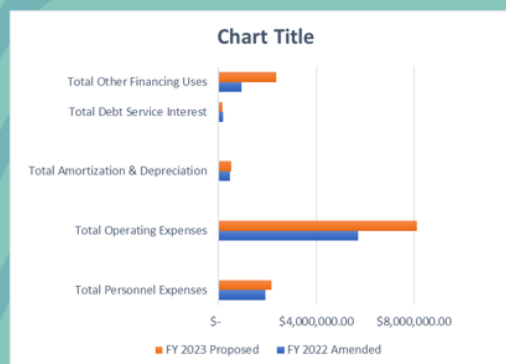
Range[Natural Gas Fund]	Department	Capital Rquests FY 2023	Range[FY 2021-2022]	Range[FY 2022-2023]
510	200	Gas Capital	\$ 2,861,210.00	
510	200	New Subdivisions	\$ -	\$ 1,367,000.00
510	200	Install 5,100 feet of 6" high pressure steel gas main line (Need new budget #) @ \$125/foot	\$ -	\$ 637,500.00
510	200	200-161-028-117 Install 500 new Service lines (by FING and Contractor)	\$ -	\$ 360,000.00
510	200	New Gas and Trunk Line to improve pressure and new developments	\$ -	\$ 231,000.00
510	200	New Station and service to Foxhill and Jenkins Bridge	\$ -	\$ 93,500.00
510	200	Two Ford F-250 4x4 - new	\$ -	\$ 80,000.00
510	200	Caterpillar Model 304 MiniExcavator w/ kick disconnect for rock hammer	\$ -	\$ 67,000.00
510	200	GIS Equipment - Natural Gas (50%)	\$ -	\$ 10,000.00
510	200	New Prisma Health Building	\$ -	\$ 8,500.00
510	200	One 6" plastic squeeze off tools	\$ -	\$ 6,000.00
			\$ 2,861,210.00	\$ 2,860,500.00

Fountain Inn Natural Gas Operations

Fountain Inn Natural Gas provides natural gas to over 10,000 residential and commercial customers.

Natural Gas Fund Expense Summary

	FY 2022 Amended	FY 2023 Proposed
Total Personnel Expenses	\$ 1,921,214.21	\$ 2,165,029.12
Total Operating Expenses	\$ 5,718,500.00	\$ 8,114,938.00
Total Amortization & Depreciation	\$ 465,882.00	\$ 520,737.00
Total Debt Service Interest	\$ 178,833.00	\$ 144,971.00
Total Other Financing Uses	\$ 938,158.79	\$ 2,352,470.88
Total Expenses Including Other Financing Uses	\$ 9,222,588.00	\$ 13,298,146.00



Proposed Natural Gas Facility Fee Increase

- Residential meter from \$8/month to \$9/month
- Commercial and Industrial from \$90/month to \$101/month
- The Facility revenue will increase by \$142,752

Cost of Gas 2021			
Month	Cost of Gas	Dths	Cost/Dthm
January	\$1,131,706	194,669	\$5.81
February	\$1,028,296	127,846	\$8.04
March	\$487,807	89,975	\$5.42
April	\$436,200	60,000	\$7.27
May	\$343,093	47,193	\$7.27
June	\$294,544	40,515	\$7.27
July	\$274,828	37,803	\$7.27
August	\$292,908	40,290	\$7.27
September	\$295,496	40,646	\$7.27
October	\$341,058	46,913	\$7.27
November	\$819,213	112,684	\$7.27
December	\$747,116	102,767	\$7.27
TOTALS	\$6,492,265	941,301	\$6.90
Excludes TR			
TOTAL REVENUE (Cost of gas + Tot.Rev.)	\$11,876,490		

FING ESTIMATED 2022/2023 NATURAL GAS REVENUES									
Estimate 2022/2023 Sales/Volume	950,714 (1% Increase year over year, excludes transport)								
Estimated Supply Cost/Dth	\$6.90								
Total Estimated Cost of Gas	\$6,557,188								
Percent % of Sales*	Gas Vol. Dths	Delivery Charge \$/dth	Facility Charges \$	Facility Revenue \$	Gas Revenue \$	Total Revenue \$			No. of Cust. Proj.
Residential	53.64%	509,946	\$5.33	\$9.00	\$1,101,600	\$2,718,015	\$3,819,615	Res	10,200
Commercial (Small)	1.68%	17,607	\$5.33	\$9.00	\$33,480	\$91,945	\$127,325	Sm Com	310
Commercial MV1	1.64%	18,579	\$2.70	\$101.00	\$25,452	\$50,163	\$75,615	MV1	21
Commercial MV2	0.41%	5,684	\$3.40	\$101.00	\$12,120	\$19,326	\$31,446	MV2	10
Commercial MV3	1.35%	16,767	\$3.70	\$101.00	\$21,816	\$62,038	\$83,854	MV3	18
Commercial MV4	2.51%	28,372	\$4.10	\$101.00	\$61,812	\$116,325	\$178,137	MV4	51
Industrial LV1	33.41%	337,201	\$1.90	\$101.00	\$16,968	\$641,356	\$658,324	LV1	14
Industrial LV2	0.75%	8,400	\$2.15	\$101.00	\$2,424	\$18,060	\$20,484	LV2	2
Industrial LV3	2.86%	30,207	\$3.50	\$101.00	\$3,636	\$105,725	\$109,361	LV3	3
Industrial LV4	1.75%	18,918	\$3.85	\$101.00	\$6,484	\$72,834	\$81,318	LV4	7
Transportation TR		72,000	\$1.90	\$390.00	\$4,680	\$136,800	\$141,480		1
City used gas	0.12%	1,110				\$7,656	-\$7,656		13
TOTAL \$	100.00%	950,714			\$1,292,472	\$4,026,811	\$5,319,303		10,650

Fountain Inn Sewer Fund

The following section identifies and explains the primary revenue streams for the Sewer Fund.

The proposed FY 2023 Sewer Fund Revenue total \$1,480,442 which represents an increase of 8% decrease compared to FY2022 Amended Budget. This budget does not propose a sewer rate increase.

Sewer Fund Proposed Revenue and Expense Summary			
	FY 2021-2022	FY 2022-2023	%
Revenue	Amended	Proposed	Change
Sewer Fees - Greenville Water	\$1,208,000.00	\$1,284,442.00	6%
Interest	\$1,500.00	\$1,000.00	-33%
Sewer Tap Fees - Laurens Water	\$92,250.00	\$195,000.00	111%
Transfer In - ARPA Fund (CMOM Project - Sewer Survey)	\$300,000.00	\$-	-100%
Total Revenue	\$1,601,750.00	\$1,480,442.00	-8%
Operating Expenditures			
Sewer Operating Expenses	\$1,382,104.00	\$1,163,593.00	-16%
Total Operating Expenditures	\$1,382,104.00	\$1,163,593.00	-16%
Capital Outlay	\$-		
Debt Services Expenditures	\$84,199.00	\$96,849.00	15%
Depreciation Expense	\$135,447.00	\$220,000.00	62%
Total Expenditures	\$1,601,750.00	\$1,480,442.00	-8%

Fountain Inn Sewer Other Financing Sources

It is appropriate to finance, through reserves and debt, capital improvements that are related to growth so that the future customers who will benefit from these improvements are paying for the improvements. There are no transfers to other funds budgeted from the Sewer Fund in the proposed FY 2023 Budget.

Fountain Inn Solid Waste Fund

The Proposed FY2022 Solid Waste Fund budget is \$843,270 representing a 2% decrease compared to the FY2022 Amended Budget. The decrease is primarily due to the following major factors:

- Reallocation of expenditures related to grounds maintenance to department 431 in the General Fund.
- We anticipate reducing the transfer from the General Fund to the Solid Waste fund by 29% from \$257,758 to \$181,970.
- They increased debt services expenditures by 14% to include the principal and interest of all existing solid waste funds, reallocation of debt from the reinstated Streets and Grounds Department, and the proposed increase of the Public Works Fee are notable changes in the fund.

Proposed Sanitation Fee Increase

- 2018 - Increased Public Works Fee from \$26 per year to \$156 annually (\$13p/mo.)
- **FY 2021 - \$209,082 Transfer from General Fund to cover deficit**
- **Projected FY 2023 Transfer from General Fund - \$181,970**
 - Streets and Grounds Salaries no longer allocated to Solid Waste Fund
 - All Debt related to Sanitation Vehicles allocated to Solid Waste Fund
- Proposed Increase = \$1.00 per month
 - \$168 annually (\$12 annual increase)
- Projected Revenue - \$625,800



Hospitality Tax Fund

The Proposed FY2023 Hospitality Tax Fund revenues are \$670,354, which anticipates an increase in hospitality tax collections compared to FY 2022.

Hospitality Tax Expenditures decreased significantly due to the reallocation of funds for debt service and capital instead of funding hospitality tax grant requests from nonprofit organizations.

ARPA Fund

The City's Special Revenue Funds are used to account for the proceeds of specific revenue sources to provide specific services to the residents of the City. The FY2023 ARPA Fund is \$2,598,444 which includes \$425,835 of funds reserved for future capital projects and other eligible projects and uses as appropriated by Council.

Capital Fund

Fountain Inn FY 2023 CIP and Proposed Capital Plan By Fund		Sum of FY 2021-2022	Sum of FY 2022-2023
100 - General Fund		\$ -	\$ 86,726.00
Facilities Maintenance - Work Trailer	\$ -	\$ 11,500.00	
Pole Mounted Speed Sign for School Zones or Downtown District (this quote is for 1 unit)	\$ -	\$ 11,660.00	
Police Officer Glock and Holsters - Weapon Change	\$ -	\$ 14,300.00	
Recreation Dept - SCAG Turf Tiger II Zero Turn Mower x2	\$ -	\$ 18,198.00	
Speed Trailer (previous trailer purchased in 2009)	\$ -	\$ 11,068.00	
Taser Replacement	\$ -	\$ 20,000.00	
102 - Hospitality Tax Fund	\$ 2,500,000.00	\$ 280,000.00	
Jones to Hwy 418 Streetscape	\$ 2,500,000.00		
Amphitheatre	\$ -	\$ 250,000.00	
Main Street Christmas Décor	\$ -	\$ 30,000.00	
131 - ARPA Fund	\$ 764,317.40	\$ 1,823,160.00	
City Hall Building Improvements	\$ 16,750.00		
Council Chamber Upgrades	\$ 41,070.00		
Equipment for Vehicles - Police (7)	\$ 211,361.28	\$ -	
Financial Software	\$ 50,000.00		
Sanctified Hill - Preconstruction Documents	\$ 37,100.00		
Splash Pad Upgrades	\$ 8,036.12		
Woodside Streetscape	\$ 400,000.00		
2022-2023 - General Fund IT Replacement Plan and System Upgrades	\$ -	\$ 55,000.00	
Broadband and Wireless Improvements	\$ -	\$ 75,000.00	
City Hall Renovations and Upgrades	\$ -	\$ 20,000.00	
Facilities Security Upgrades	\$ -	\$ 150,000.00	
Pop up Parks and other Main Street Improvements	\$ -	\$ 50,000.00	
Public Works and Natural Gas Facility - FF&E (Public Works GF)	\$ -	\$ 25,000.00	
Radios and Communications System -	\$ -	\$ 23,700.00	
Recreation Dept - Ford F250 (Vehicle Replacement)	\$ -	\$ 76,380.00	
Sanctified Hill Park Renovations	\$ -	\$ 500,000.00	
Sanitation Equipment - Tink Claw and Conversion	\$ -	\$ 22,080.00	
SCBA, Bunker Gear, Headsets	\$ -	\$ 386,000.00	
Splash Pad (McKnight Street) Parking Improvements - GF	\$ -	\$ 100,000.00	
Truck 333- 2003 Ford crew cab streets department	\$ -	\$ 45,000.00	
Truck 355- 2005 Ford crew cab streets department	\$ -	\$ 45,000.00	
Wayfinding Signage (Phase III)	\$ -	\$ 250,000.00	
200 - Natural Gas Fund	\$ 2,861,210.00	\$ 2,910,500.00	
Gas Capital	\$ 2,861,210.00		
200-161-028-117 Install 500 new Service lines (by FING and Contractor)	\$ -	\$ 360,000.00	
Caterpillar Model 304 MiniExcavator w/ kick disconnect for rock hammer	\$ -	\$ 67,000.00	
GIS Equipment - Natural Gas (50%)	\$ -	\$ 10,000.00	
Install 5,100 feet of 6" high pressure steel gas main line (Need new budget #) @ \$125/foot	\$ -	\$ 637,500.00	
New Gas and Trunk Line to improve pressure and new developments	\$ -	\$ 231,000.00	
New Prisma Health Building	\$ -	\$ 8,500.00	
New Station and service to Foxhill and Jenkins Bridge	\$ -	\$ 93,500.00	
New Subdivisions	\$ -	\$ 1,367,000.00	
One 6" plastic squeeze off tools	\$ -	\$ 6,000.00	
Public Works and Natural Gas Facility - FF&E (GAS)	\$ -	\$ 50,000.00	
Two Ford F-250 4x4 - new	\$ -	\$ 80,000.00	
411 - Sewer Fund	\$ 900,000.00	\$ 399,992.00	
Sewer Capital	\$ 900,000.00		
ATV - Sewer	\$ -	\$ 16,000.00	
Camera Program and Storage	\$ -	\$ 11,700.00	
F-150 - (new) Utilities Manager	\$ -	\$ 36,646.00	
F-150 - (new) Utilities Supervisor	\$ -	\$ 36,646.00	
GIS Equipment - Sewer (50%)	\$ -	\$ 10,000.00	
Public Works and Natural Gas Facility - FF&E (Sewer)	\$ -	\$ 25,000.00	
RIA Grant Match	\$ -	\$ 250,000.00	
Sewer Push Camera	\$ -	\$ 14,000.00	
Shared Across ARPA Fund, Natural Gas Fund, and Sewer Fund	\$ 5,100,000.00	\$ 100,000.00	
Fountain Inn Natural Gas/Public Works Facility FF&E	\$ 5,100,000.00	\$ 100,000.00	
Grand Total	\$ 12,125,527.40	\$ 5,600,378.00	

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

General Fees Charged by All Departments

- Election Filing Fee
 - Council Member \$100.00
 - Mayor \$150.00
- Notary Fee \$10.00
- FOIA
 - Initial Deposit 25% of Estimated Costs
 - Search/Retrieval/Redaction/Copying \$17.17/HR
 - Postage/Shipping FedEx/UPS/USPS Rates
 - Copies:
 - Paper Records – Black/White \$0.10/Page
 - Paper Records – Color \$0.25/Page
 - Paper Records, Legal Size – Black/White \$0.50/Page
 - Paper Records, Legal Size – Color \$0.50/Page
 - Paper Records, Ledger Size – Black/White \$0.50/Page
 - Paper Records, Ledger Size – Color \$0.75/Page
 - (Tapes, CD's, DVDs, or other Electronic, Optical or Magnetic Media) \$17.17/Hour
- Returned Check Fee \$35.00
- Refund Processing Fee \$10.00
- Credit Card Processing Fee – Collected by SC. Gov
 - Online Transactions 4%/Total CC
 - Check Processing or E-check \$2.50

Police

- Police Officer Security \$40/Hour
- Community Service \$40.00
- Fingerprints \$10.00

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

- Police Reports \$5.00
- Towing Fees – Regular Business Hours \$100.00
- Towing Fees – After Hours and Weekends \$120.00
- False Alarm Fee – After 3rd Occurrence Per Qtr. \$200.00

Fire

- Fire Report \$5.00
- Burn Permit \$250.00
- Fire Inspection
 - Residential \$25.00
 - Commercial \$50.00
 - Mobile Food Vendor \$25.00
- Plan Review \$100.00
- False Alarm Fees
 - False Alarm Administrative Fee – 4th Call \$50.00
 - False Alarm Fee **in Excess of 4 Calls** Per Calendar Year \$200.00
- Incident Response Fee (Collected by Innovapad LP):
 - Heavy Apparatus (Engines, Aerials, Rescues, Air/Light Units) \$305/Hour
 - Light Apparatus (Brush Units, Support Vehicles, etc.) \$225/Hour
 - Command Staff Vehicles (Battalion Buggies, EMS Sup., etc.) \$195/Hour
 - Extrication (**Without Use** of Hydraulic Tools) \$835.00
 - Extrication (**With Use** of Hydraulic Tools) \$2,015.00
 - Landing Zone (**Without** Extrication Services) \$1,025.00
 - Landing Zone (**With** Extrication Services) \$2,335.00
 - Landing Zone Command and Control (**Without** Extrication Services) \$900.00
 - Light Tower & Operation of Light Tower and Generator to Provide Scene Lighting \$47/Hour
- Consumable Materials/Damaged Equipment Replacement Cost
- Level 1/MVA Flat Rate \$535.00
- Fire/Hazmat Flat Rate \$600.00

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

Planning/Development

- Subdivision Plan Fees (Greenville County LDD)
 - Engineering Review (1-50 lots) \$1,600.00
 - Engineering Review (51 + lots) \$1,600.00 **plus** \$20/Add'l lot
 - Revised Plans \$200.00
- Rezoning Fees: (Upon Receipt of Rezoning Application)
- Single Family Residential:
 - Base Fee \$100.00
 - 2 Acres \$130.00
 - 3 Acres \$160.00
 - 4 Acres \$190.00
 - 5 Acres \$220.00
 - 6 Acres \$250.00
 - 7 Acres \$270.00
 - 8 Acres \$300.00
 - 9 Acres \$330.00
 - 10 Acres \$400.00 (CAP)
 - Annexation Charge in Full
- Multi-Family Residential:
 - Base Fee \$205.00
 - 2 Acres \$240.00
 - 3 Acres \$270.00
 - 4 Acres \$305.00

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

○ 5 Acres	\$340.00
○ 6 Acres	\$375.00
○ 7 Acres	\$405.00
○ 8 Acres	\$440.00
○ 9 Acres	\$475.00
○ 10 Acres	\$500.00 (CAP)
○ Annexation	Charge in Full
• <u>Non-Residential:</u>	
○ Base Fee	\$270.00
○ 2 Acres	\$305.00
○ 3 Acres	\$340.00
○ 4 Acres	\$375.00
○ 5 Acres	\$405.00
○ 6 Acres	\$440.00
○ 7 Acres	\$475.00
○ 8 Acres	\$510.00
○ 9 Acres	\$540.00
○ 10 Acres	\$600.00 (CAP)
• <u>PD (Planned Development)</u>	\$650.00
○ Annexation	Charge in Full
• <u>FRD (Flexible Review District)</u>	\$650.00
○ Annexation	Charge in Full
• <u>Text Amendment</u>	\$100.00
• <u>Board of Zoning Appeals/Variance</u>	\$100.00
• <u>Subdivision Fee (Preliminary Plat)</u>	
○ Base Fee (1-24 Lots)	\$200.00
○ (25 – 75 lots)	\$400.00
○ (75 + lots)	\$600.00 (CAP)
• <u>Summary Plat Fee</u>	\$100.00
• <u>Final Development Plan Revision</u>	\$50.00
• <u>Final Plat Revisions</u>	\$50.00
• <u>Planned Development Review</u>	\$150.00
• <u>Commercial Design Standard Revisions</u>	\$75.00

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

- New Survey Standards (Non-Compliance) \$100.00
- Plan Review Fee ½ Total Permit Fees
- Occupancy Inspections:
 - Commercial Building \$25.00
 - New Mobile Home \$250.00
 - Reinspection Fee \$40.00
- Zoning Determination Letter \$50.00

• **Building Permit Fees by Valuation**

TOTAL VALUATION	FEE (Per \$1,000 or Fraction Thereof)
\$0 - \$2,000	\$40 to include 1 inspection
\$2,001 to \$15,000	\$40 for the first \$2,000, plus \$7.00 per each additional \$1,000 of value, or fraction thereof.
\$15,001 to \$50,000	\$132.00 for the first \$15,000, plus \$6.00 per each additional \$1,000 of value, or fraction thereof.
\$50,001 to \$100,000	\$324.00 for the first \$50,000, plus \$4.00 per each additional \$1,000 of value, or fraction thereof.
\$100,001 to \$500,000	\$524.00 for the first \$100,000, plus \$3.50 per each additional \$1,000 of value, or fraction thereof.
\$500,000 or Greater	\$1723.50 for the first \$500,000, plus \$2.50 per each additional \$1,000 of value, or fraction thereof.

Work Performed without a permit:

Permit fees shall be doubled for any work that is started prior to obtaining a permit. Payment of this fee shall not relieve any persons from fully complying with the requirement of the adopted codes in the execution of the work nor from any other penalties prescribed herein.

Re-inspection Fees:

There shall be a \$40.00 re-inspect fee on all second re-inspections.

Permit Reinstatement (Expired)

Base permit fee per trade – **plan review fees may apply*

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

Residential Building Permits

Demolition:

\$50.00

Moving of Buildings or Structures:

\$100.00

Public Works/Animal Control

- Animal Control:
 - Dog Tag Fee \$5.00
 - Dog Boarding Fee
\$10.00/day
 - Dog Dart Fee \$25.00
 - Animal Surrender Fee \$25.00
 - Animal Reclaim Fee \$75.00

Sanitation

- Public Works Fee – (Billed on TAX BILL)
\$168.00/Year
 - New Trash Container Fee
\$80.00
 - Second Trash Container Service Fee
\$96.00/Year
 - Recycle Container Fee \$50.00
 - Debris Pick Up Fee (Abatement)
hour/3hr min \$173 per
-

Sewer

Meter Fees

- Residential Meters
 - 5/8" Meter \$20.40
- Commercial Meters

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

○ 5/8" Meter	\$37.20
○ 1" Meter	\$99.05
○ 1 ½" Meter	\$186.15
○ 2" Meter	\$496.70
○ 3" Meter	\$620.65
○ 4" Meter	\$1,241.75
• <u>Sewer Tap Fees</u>	
○ Residential	\$500.00
○ Commercial	\$1,000.00

Recreation

Two fee amounts listed indicate an In-City and Out of City Resident Fee Differential

• <u>Sports Fees:</u>	
○ Flag Football	\$60.00/70.00
○ Tackle Football	\$60.00/70.00
○ Basketball	\$60.00/70.00
○ Youth Sports Camps/Clinics	\$60.00/70.00
○ Baseball/Softball	\$60.00/70.00
○ Adult Softball	\$350.00/team
○ Miracle League Registration Fee	\$50.00
• <u>Gym Membership (Aerobics Classes Included):</u>	
○ Individual – Monthly	\$15.00
○ Family – Monthly	\$20.00
○ Senior Citizen (55 and over)	FREE

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

RENTALS

Activity Center:

- **Community Room**

- Community Room Business Hours
 - \$60.00 –3 Hour Minimum
 - \$20.00 – Each Additional Hour
 - \$20.00 – Deposit Non-refundable

- Community Room Weekend, After Hours
 - \$180.00 –3 Hour Minimum
 - \$60.00 – Each Additional Hour
 - \$60.00 – Deposit Non-Refundable

Community Room Weekend, After Hours Large Party-45+ Guests
Includes Cleaning
Gym-Social
Includes Cleaning

\$340.00-4 Hour minimum
\$60.00 Each additional Hour
\$100.00 Deposit Non-Refundable
\$675.00 – 5 Hour Minimum

Gym-Social-Large Party (set up Day before)

\$100.00 – Each Additional Hour
\$250.00 Deposit Non-Refundable
\$60.00 Per Hour

Combination

Gym & Community Room
Includes Cleaning

Gym-Sports

\$900.00-5 Hour Minimum
\$150.00 Each Additional Hour
\$300.00 Deposit Non-Refundable
\$60.00 Per Hour during Business Hours
\$150.00 2 Hour Minimum After Hours

Tournament Play All Venues

- Non-Tournament
 - \$475.00 –3 Hour Minimum
 - \$100.00 – Each Additional Hour
 - \$150.00 Deposit Non-Refundable
- Tournament Play
 - \$1,175.00 – Full Day (10 Hours)
 - \$390.00 Deposit Non-Refundable (full day)
 - \$675.00 – Half Day (5 Hours)
 - \$220.00 Deposit Non-refundable (half day)

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

- **Local Schools – Practice All Venues**
 - Local Schools-**Game**
- **PD Terry City Park**
- **Emmanual Sullivan Sports Complex**
 - Baseball Field
 - Football Field
- **Field Lights**
- **Park Shelters**
 - PD Terry City Park & ESSC

\$25.00 – 2 Hour Minimum(During Business Hours)

\$50.00-2 Hour Minimum After hours
\$125.00

\$65.00 – 2 Hour Minimum

\$125.00 – 2 Hour Minimum

\$125.00-2 Hour Minimum

\$50.00 Add on

\$25.00-2 Hour Minimum

Commerce Park Rentals:

- **Farmers Market Pavilion:**
 - 2 Hour Minimum rental
 - Deposit for 2 Hour rental
 - 7 Hour minimum rental
 - Deposit for 7 Hour rental
 - Each Additional Hour rental fee
- **Amphitheater:**
 - 2 Hour Minimum
 - Deposit for 2 Hour rental
 - 7 Hour rental
 - Deposit for 7 Hour rental
 - Each additional Hour rental fee

\$150.00

\$50.00 Non-Refundable

\$500.00

\$150.00 Non-Refundable

\$75.00

\$120.00

\$40.00 Non-Refundable

\$400.00

\$100.00

\$60.00

Farmers Market Pavilion and Amphitheater:

- 5 Hour Minimum Rental (includes Cleaning)
- Each Additional Hour
- Deposit

\$600.00

\$100.00

\$250.00 Non-Refundable

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

- Farmers Market Vendor Table:
 - Seasonal Pavilion \$175.00
 - Season Outside \$130.00
 - Weekly \$10.00/Market Date

Temporary Mobile Food Sales Permit – City Permitted Events \$ 25.00

*****Non – Profit organizations receive 50% off all rentals (non-profit status will be confirmed)**

Fountain Inn Natural Gas

- Residential Standard Service Rates:
 - Facilities Charge \$9.00
 - Delivery Charge \$5.33/Dt
- Small Commercial Standard Service:
 - Facilities Charge \$9.00
 - Delivery Charge \$5.33/Dt
- Medium Volume
 - Medium Volume Load Factor 1 Service: (75+%)
 - Facilities Charge \$101.00
 - Delivery Charge \$2.70/Dt
 - Medium Volume Load Factor 2 Service: (50-74%)
 - Facilities Charge \$101.00
 - Delivery Charge \$3.40/Dt
 - Medium Volume Load Factor 3 Service: (25-49%)
 - Facilities Charge \$101.00
 - Delivery Charge \$3.70/Dt
 - Medium Volume Load Factor 4 Service: (Below 25%)
 - Facilities Charge \$101.00
 - Delivery Charge \$4.10/Dt
- Large Volume

FY 2022-2023 CITY OF FOUNTAIN INN – FEE

○ <u>Large Volume Load Factor 1 Service: (75+%)</u>	
▪ Facilities Charge	\$101.00
▪ Delivery Charge	\$1.90/Dt
○ <u>Large Volume Load Factor 2 Service: (50-74%)</u>	
▪ Facilities Charge	\$101.00
▪ Delivery Charge	\$2.15/Dt
○ <u>Large Volume Load Factor 3 Service: (25-49%)</u>	
▪ Facilities Charge	\$101.00
▪ Delivery Charge	\$3.50/Dt
○ <u>Large Volume Load Factor 4 Service: (Below 25%)</u>	
▪ Facilities Charge	\$101.00
▪ Delivery Charge	\$3.85/Dt
• <u>Meter Tampering Fee</u>	\$200.00
• <u>NSF Fee</u>	\$35.00
• <u>Late Fee</u>	
○ Applied 4 days after due date. balance	\$3.00 or 5% account (whichever is greater)
• <u>Delinquent Account Fee</u>	
○ Applied 10 days after late fee applied	\$85.00
• <u>Inspection On/Off Fee</u>	\$70 to turn Gas On/Off for one
day: \$35 On \$35 Off	
• <u>Light Pilot Fee</u>	\$35.00
• <u>Builder Application Fee</u>	\$200.00
• <u>Service Application Fee</u>	\$50.00
• <u>Excess Flow Valve Fee</u>	\$50.00
• <u>Service Line Recoupment Fee/Damages</u>	At cost
• <u>Credit card fee for payments over \$1500</u>	3%
Where applicable.	
• <u>After-Hours Service Calls:</u> any service calls, other than emergency calls, are subject to a \$70 fee.	

Beer and Liquor License

NOTICE OF APPLICATION

Notice is hereby given that Shayla Corp intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and on premises consumption of beer, wine & liquor at 618 South Main Street, Greenville, SC 29601.

To object to the issuance of this license and/or permit, you must submit Form ABL-20 postmarked no later than June 3, 2022.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same jurisdiction where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: SC Department of Revenue, ATTN: ABL SECTION, PO Box 125, Columbia, SC 29214-0907 or faxed 803-896-0110

Legal Notices

5167045

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2021-DR-04-175

South Carolina Department of Social Services, Plaintiff,

vs.
Jessica Epps Owens
Kenneth M Owens
Gina Welch
Gary Welch
Defendants,

In the Interests of: Born in 2011
Minor Child
Minor under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint, Plaintiff will apply to the Court for the relief demanded in the complaint.

YOU ARE HEREBY NOTIFIED pursuant to S.C. Code Ann. §63-7-1620 (2) (Supp. 2008), that you have a right to legal counsel in these proceedings. If you are unable to afford legal representation, counsel will be appointed to you by the Family Court upon verification of your financial need. A Financial Declaration may be obtained from the Anderson County Clerk of Court's office and should be submitted to the Court ten (10) days after these proceedings are served on you.

YOU ARE FURTHER NOTIFIED that: (1) the guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius, S.C. Bar No.: 77623
Kristin Millonzi, S.C. Bar No.: 76231
Thomas A. Brown, S.C. Bar No.: 104607
Attorney for Plaintiff
South Carolina Department of Social Services
224 McGee Road, Anderson, SC 29625
864-260-4100 / 864-260-4479

Dated: May 13, 2022
Anderson, South Carolina

5240675

STATE OF SOUTH CAROLINA
IN THE COURT OF COMMON PLEAS
COUNTY OF GREENVILLE

AmeriHome Mortgage Company, LLC, PLAINTIFF,

vs.
Amy Haugh; Carmen Glenn Homeowner's Association, Inc. aka Home Owner's Association, Inc. aka/ Carman Glen, Phase I Homeowner's Association; South Carolina Department of Revenue, DEFENDANT(S)

SUMMONS AND NOTICE OF FILING OF COMPLAINT AND NOTICE OF FORECLOSURE INTERVENTION AND CERTIFICATION OF COMPLIANCE WITH THE CORONAVIRUS AID RELIEF AND ECONOMIC RECOVERY ACT
(NON-JURY MORTGAGE FORECLOSURE)
C/A No.: 2022-CP-23-01403

DEFICIENCY WAIVED

TO THE DEFENDANTS, ABOVE NAMED: YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, Hutchens Law Firm LLP, P.O. Box 8237, Columbia, SC 29202, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee for Greenville County, which Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d)(1) of the SCACR, effective June 1, 1999.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.

NOTICE OF FILING OF SUMMONS AND COMPLAINT

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, was filed with the Clerk of Court for Greenville County, South Carolina, on March 17, 2022.

NOTICE OF FORECLOSURE INTERVENTION
PLEASE TAKE NOTICE that pursuant to the South Carolina Supreme Court Administrative Order 2011-JS-02-01, you may have a right to Foreclosure Intervention.

To be considered for any available Foreclosure Intervention, you may communicate with and otherwise deal with the Plaintiff through its law firm, Hutchens Law Firm LLP, P.O. Box 8237, Columbia, SC 29202 or call (803) 726-2700. Hutchens Law Firm LLP represents the Plaintiff in this action and does not represent you. Under our ethical rules, we are prohibited from giving you any legal advice.

You must submit any requests for Foreclosure Intervention consideration within 30 days from the date of this Notice. **IF YOU FAIL, REFUSE, OR VOLUNTARILY ELECT NOT TO PARTICIPATE IN FORECLOSURE INTERVENTION, YOUR MORTGAGE COMPANY/AGENT MAY PROCEED WITH A FORECLOSURE ACTION.** If you have already pursued loss mitigation with the Plaintiff, this Notice does not guarantee the availability of loss mitigation options or further review of your qualifications.

CERTIFICATION OF COMPLIANCE WITH THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT
My name is: Gregory Wooten

I am () the Plaintiff or (X) an authorized agent of the Plaintiff in the foreclosure case described at the top of this page. I am capable of making this certification. The facts stated in the certification are within my personal knowledge and are true and correct.

1. Verification

Pursuant to the South Carolina Supreme Court Administrative Orders 2020-04-30-02 and 2020-05-06-01 and based upon the information provided by the Plaintiff and/or its authorized servicer as maintained in its case management/database records, the undersigned makes the following certifications:

Plaintiff is seeking to foreclose upon the following property commonly known as 12 Falcon Ridge Way, Greer, SC 29615.

I verify that this property and specifically the mortgage loan subject to this action:

Legal Notices

() is NOT a "Federally Backed Mortgage Loan" as defined by § 4022(a)(2) of the federal Coronavirus Aid, Relief, and Economic Security ("CARES") Act.

(X) is a "Federally Backed Mortgage Loan" as defined by § 4022(a)(2) of the federal Coronavirus Aid, Relief, and Economic Security ("CARES") Act. Specifically, the foreclosure moratorium cited in Section 4022(c)(2) of the CARES Act has expired as of May 18, 2020, and the property and mortgage are not currently subject to a forbearance plan as solely defined in Sections 4022(b) and (c) of the CARES Act.

I hereby certify that I have reviewed the loan servicing records and case management/data base records of the Plaintiff or its authorized mortgage servicer, in either digital or printed form, and that this mortgage loan is not currently subject to a forbearance plan as solely defined in Sections 4022(b) and (c) of the CARES Act. Pursuant thereto, I certify that the facts stated in this certification are within my personal knowledge, excepting those matters based upon my information and belief as to the said loan servicing records and case management/data base records of the Plaintiff or mortgage servicer, and to those matters I believe to be true. See, Rule 11(c), SCRPC; *BB&T of South Carolina v. Fleming*, 360 S.C. 341, 601 S.E.2d 540 (2004).

2. Declaration

I certify that the foregoing statements made by me are true and correct. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment by contempt of court.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.

IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATE'S CREDIT REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO OBTAIN, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.
Hutchens Law Firm LLP

5252610

NOTICE OF PUBLIC SALE

Property of the following tenant(s) will be sold for cash to satisfy rental liens by Storage Rentals of America, in accordance with the Title 39, Chapter 20, Section 10 through 50 of the South Carolina Lien Statutes. All items will be sold or otherwise disposed of. Sale will be conducted online at Lockbox.com on May 24th, 2022 at 1:00 PM EST, the personal property in the below-listed units, which may include but are not limited to, household and personal items, office and consumer equipment. All goods will be sold "AS IS" condition. All items or spaces may not be available at time of sale. All sales are final and a \$100 refundable cleaning deposit is required for all sales.

Storage Rentals of America # L033, 616 Pearman Dairy Rd, Anderson, SC 29625 (864) 367-0913 Time: 1:00PM
29 Amanda Rader -Household, misc. items
88 Jasquanna Merriweather -Household, misc. items
173 Tim Taylor -Household, misc. items
236 Mary Martin -Household, misc. items
327 Joe Finley -Household, misc. items

Storage Rentals of America # L040, 1108 NE Main St, Simpsonville, SC 29681 (864) 438-5138 Time: 1:00PM
A05 Zachary Mack -Household, misc. items
D47 Shyanita Mitchell -Household, misc. items
D93 Virginia Mcphearson -Household, misc. items
E62 Edward Jones -Household, misc. items

Storage Rentals of America # L120, 2100 East Main St, Spartanburg, SC 29307 (864) 571-2288 Time: 1:00PM
0015 Hosea Steen -Household, misc. items
0029 Hosea Steen -Household, misc. items
0302 Bobby Littlejohn -Household, misc. items
0339 Alan Owens -Household, misc. items
0432 Erica Nickles -Household, misc. items

Storage Rentals of America # L121, 2301 Reidville Rd, Spartanburg, SC 29301 (864) 571-2279 Time: 1:00PM
0107 Harold Mitchell Jr. -Household, misc. items
0137 TriChard Turner -Household, misc. items

Storage Rentals of America # L122, 1560 Asheville Hwy, Spartanburg, SC 29303 (864) 571-2266 Time: 1:00PM
008 Andre Demetric Bobo -Household, misc. items
087 Jessica Sprouse -Household, misc. items
163 Duane Robinson -Household, misc. items
190 Jessica Faye Jackson -Household, misc. items
267 Sharon Westley -Household, misc. items

Storage Rentals of America # L123, 151 Cedar Springs Rd, Spartanburg, SC 29302 (864) 571-2122 Time: 1:00PM
0044 Annette Dorsey -Household, misc. items

Storage Rentals of America # L125, 25 Ashview Dr, Greenville, SC 29607 (864) 375-6232 Time: 1:00PM
354 Thomas Swanson -Household, misc. items

Storage Rentals of America # L126, 1625 North Main St, Anderson, SC 29621 (864) 513-6377 Time: 1:00PM
0184 Tara Stewart -Household, misc. items
0171 John Savage -Household, misc. items
0118 Robin Lewis -Household, misc. items
0053 Mark Sui -Household, misc. items
0019 Tamiko Roebuck -Household, misc. items

Storage Rentals of America # L127, 638 Powdersville Rd, Easley, SC 29642 (864) 301-6225 Time: 1:00PM
0209 Lauren Stowers -Household, misc. items
0911 Ashley Thomasson -Household, misc. items

Storage Rentals of America # L193, 1005 Arbor Keats Dr Simpsonville, SC 29680 and 117 Murray Dr, Mauldin, SC 29662 (864) 465-8393 Time: 1:00PM
AG36 Brenda Adams-Household, misc. items

5252715 SUMMONS AND NOTICE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE IN THE PROBATE COURT C.A. No.: 2021ES230411

MARY ANN MILLIKEN, Petitioner vs BRIAN SCOTT JONES, MICHAEL LEE MILLER, DANIELLE MARIE JONES, JARED CHRISTOPHER MILLER, SHAE SCOTT MILLER, ETHAN ALEXANDER MILLER, ADRIANNA DANIELLE VON HOF, Respondents.
TO THE RESPONDENTS ABOVE: YOU ARE HEREBY SUMMONED and required to answer the Petition in this action filed against you and to serve a copy of your Answer to said Petition upon the subscriber, Attorney L. Wayne Patterson, P.O. Box 5028, Greenville, S.C. 29606 and the Greenville County Probate Court within thirty days following the date of service upon you, exclusive of the date of service, and if you fail to answer said Petition within the time stated, Petitioner will apply for a Judgment by Default against you for the relief demanded in the Petition.

PETITION FOR SALE OF REAL PROPERTY
This shall also serve as notice of hearing set for June 30, 2022, at 2:00 pm in the Greenville County Probate Court, 301 University Ridge, Suite 1200, Greenville, SC 29601. PURPOSE OF HEARING: For Sale of Real Property. Executed this 9th day of May 2022, s/L. Wayne Patterson, Esq., P.O. Box 5028, Greenville, S.C. 29606 (864) 270-7973.
NOTE: Probate Court recommends that all interested parties be represented by counsel licensed to practice law in South Carolina. If an interested party wishes to represent himself, he will be required to adhere to the South Carolina Rules of Civil Procedure and Rules of Evidence.

5253040 SUMMONS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE COURT OF COMMON PLEAS
DOCKET NO. 2022-CP-23-01250
Robert Ernest Glazebrook, Plaintiff vs.
Jan Christian Willems, Defendant.

TO THE DEFENDANTS ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action of which a copy is herewith served upon you, and to serve a copy of your Answer on the subscribers at their offices, 1704 Main Street, Post Office Box 58, Columbia, South Carolina 29202, within thirty (30) days after the service hereof. Your answer must be in writing and signed by you or by your attorney and must state your address or the address of your attorney, if signed by your attorney.

March 7, 2022

NOTICE

TO THE DEFENDANT JAN CHRISTIAN WILLEMS:

Notice is hereby given that the Complaint in the foregoing action, together with the Summons, of which the foregoing is a copy, was filed in the Office of the Clerk of Court for Greenville County on the 7th day of March, 2022.

May 9, 2022

McDONALD, MCKENZIE, RUBIN, MILLER AND LYBRAND, L.L.P., 305 Office Box 53, Columbia, South Carolina 29202 (803) 252-0500
John F. McKenzie, Attorney for the Plaintiff

Get the word out by putting your ad in -
PRINT AND ONLINE

Legal Notices

5261569

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2021-DR-04-811

South Carolina Department of Social Services, Plaintiff,

vs.
Emileigh Shaw
Terry Green
Vickie Harvey
Defendants,

In the Interests of: Born in 2021
Minor Child
Minor under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint, Plaintiff will apply to the Court for the relief demanded in the complaint.

YOU ARE HEREBY NOTIFIED pursuant to S.C. Code Ann. §63-7-1620 (2) (Supp. 2008), that you have a right to legal counsel in these proceedings. If you are unable to afford legal representation, counsel will be appointed to you by the Family Court upon verification of your financial need. A Financial Declaration may be obtained from the Anderson County Clerk of Court's office and should be submitted to the Court ten (10) days after these proceedings are served on you.

YOU ARE FURTHER NOTIFIED that: (1) the guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius, S.C. Bar No.: 77623
Thomas A. Brown, S.C. Bar No.: 104607
224 McGee Road, Anderson, SC 29625
864-260-4100 / 864-260-4479
Attorney for Plaintiff

Dated: May 13, 2022
Anderson, South Carolina

5261631

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2021-DR-04-2124

South Carolina Department of Social Services, Plaintiff,

vs.
Jessica Morris
Dustin Carnes
Raquel Carnes
Eric Carnes
Defendants,

In the Interests of: Born in 2017
Minor Child
Minor under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint, Plaintiff will apply to the Court for the relief demanded in the complaint.

YOU ARE HEREBY NOTIFIED pursuant to S.C. Code Ann. §63-7-1620 (2) (Supp. 2008), that you have a right to legal counsel in these proceedings. If you are unable to afford legal representation, counsel will be appointed to you by the Family Court upon verification of your financial need. A Financial Declaration may be obtained from the Anderson County Clerk of Court's office and should be submitted to the Court ten (10) days after these proceedings are served on you.

YOU ARE FURTHER NOTIFIED that: (1) the guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius, S.C. Bar No.: 77623
Thomas A. Brown, S.C. Bar No.: 104607
Attorney for Plaintiff
South Carolina Department of Social Services
224 McGee Road, Anderson, SC 29625
864-260-4100 / 864-260-4479

Dated: May 13, 2022
Anderson, South Carolina

5261819

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2022-DR-04-0204

South Carolina Department of Social Services, Plaintiff,

vs.
Alisha Holmes
Matthew Holmes
Trinity Wilson
Tammie Gilstrap
Terry Holmes
Defendants,

In the Interests of: Born in 2006
Minor Child
Born in 2012
Minor(s) under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint, Plaintiff will apply to the Court for the relief demanded in the complaint.

YOU ARE HEREBY NOTIFIED pursuant to S.C. Code Ann. §63-7-1620 (2) (Supp. 2008), that you have a right to legal counsel in these proceedings. If you are unable to afford legal representation, counsel will be appointed to you by the Family Court upon verification of your financial need. A Financial Declaration may be obtained from the Anderson County Clerk of Court's office and should be submitted to the Court ten (10) days after these proceedings are served on you.

YOU ARE FURTHER NOTIFIED that: (1) the guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius, S.C. Bar No.: 77623
Thomas A. Brown, S.C. Bar No.: 104607
Attorney for Plaintiff
South Carolina Department of Social Services
224 McGee Road, Anderson, SC 29625
864-260-4100 / 864-260-4479

Dated: May 13, 2022
Anderson, South Carolina

5261863

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2021-DR-04-1315

South Carolina Department of Social Services, Plaintiff,

vs.
Bethany Lewis
Benjamin Holland
Kevin Rice
Maureen Ballenger
Defendants,

In the Interests of: Born in 2020
Minor Child
Born in 2012
Minor(s) under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint, Plaintiff will apply to the Court for the relief demanded in the complaint.

YOU ARE HEREBY NOTIFIED pur-

Legal Notices

suant to S.C. Code Ann. §63-7-1620 (2) (Supp. 2008), that you have a right to legal counsel in these proceedings. If you are unable to afford legal representation, counsel will be appointed to you by the Family Court upon verification of your financial need. A Financial Declaration may be obtained from the Anderson County Clerk of Court's office and should be submitted to the Court ten (10) days after these proceedings are served on you.

YOU ARE FURTHER NOTIFIED that: (1) the guardian ad litem (GAL) who is appointed by the court in this action to represent the best interests of the children will provide the family court with a written report that includes an evaluation and assessment of the issues brought before the court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius, S.C. Bar No.: 77623
Thomas A. Brown, S.C. Bar No.: 104607
Attorney for Plaintiff
South Carolina Department of Social Services
224 McGee Road, Anderson, SC 29625
864-260-4100 / 864-260-4479

Dated: May 13, 2022
Anderson, South Carolina

5261883

SUMMONS, NOTICE OF HEARING, EXPLANATION OF THE RIGHT TO AN ATTORNEY

STATE OF SOUTH CAROLINA
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
COUNTY OF ANDERSON
C.A. No.: 2022-DR-04-343

South Carolina Department of Social Services, Plaintiff,

vs.
Amber Armes
Justin Pierce
Kimala Armes
Defendants,

In the Interests of: Born in 2021
Minor Child
Minor(s) under the age of 18.

TO: DEFENDANT

YOU ARE HEREBY SUMMONED and you are not required to answer the complaint in this action, a copy of which is hereby served upon you and to serve a copy of your answer upon Plaintiff through its attorney at Anderson County Department of Social Services, 224 McGee Road, Anderson, South Carolina 29625, within thirty (30) days from the date of service, and if you fail to answer the complaint,

AN ORDINANCE

**AMENDING THE ANNUAL BUDGET OF THE CITY OF FOUNTAIN INN
FOR THE FISCAL YEAR ENDING JUNE 30, 2022**

BE IT ORDAINED by the Mayor and Council of The City of Fountain Inn this 9th day of June 2022, in Council duly assembled and by the authority of same:

SECTION 1. PREPARATION AND APPROVAL OF FISCAL YEAR 2022 BUDGET. Pursuant to and in accordance with Section 6-1-80 of the South Carolina Code, the appropriate officials of the City of Fountain Inn prepared and presented to the Council a budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022 (the “Fiscal Year 2022 Budget”). The Council properly provided notice of a public hearing on the Fiscal Year 2022 Budget, conducted the public hearing, and approved the Fiscal Year 2022 Budget following the public hearing by ordinance enacted on June 10, 2021.

SECTION 2. NEED FOR AMENDMENT. On March 11, 2021, the American Rescue Plan Act (ARPA) was signed into law establishing the State and Local Fiscal Recovery Fund. This fund is intended to support governments in responding to the impacts of COVID-19 and their efforts to contain COVID-19. The City of Fountain Inn has received a total of \$2,598,944.40 from the State and Local Fiscal Recovery Fund (the “ARPA Funds”). The Council has prepared this amendment to the Fiscal Year 2022 Budget to accept and appropriate the ARPA Funds.

SECTION 3. ACCEPTANCE AND APPROPRIATION OF ARPA FUNDS. Pursuant to Section 5-11-40(c) of the South Carolina Code, the Council has the authority and responsibility to approve the annual budget and amendments thereto for the City of Fountain Inn. The Fiscal Year 2022 Budget as previously approved is hereby amended as set forth below, to reflect the Municipality’s acceptance and appropriation of the ARPA Funds.

SECTION 4. APPROPRIATION AND EXPENDITURE OF THE ARPA FUNDS. Total revenues in the Fiscal Year 2022 Budget are hereby increased by the amount of \$2,598,944.40 to reflect the acceptance and receipt of ARPA Funds by the City of Fountain Inn. Total expenditures in the Fiscal Year 2022 Budget are hereby increased by the amount of \$2,598,944.40 to reflect the appropriation of ARPA Funds, to be allocated and expended as set forth in **Exhibit A** hereto.

SECTION 5. ADMINISTRATION AND TRANSFER OF ARPA FUNDS.

- (a) The Administrator shall administer the Fiscal Year 2022 budget, as amended by this ordinance and the expenditures authorized hereby shall only be used to cover costs of the City of Fountain Inn incurred by December 31, 2024, and for eligible uses as defined by the American Rescue Plan Act of 2021. Expenditures of ARPA funds will comply with the other related aspects of the American Rescue Plan Act of 2021 and will adhere to additional and amended guidelines as set forth by the federal government in the allocation or distribution of said funds. Appropriations for the fund are deemed to be on a continuing basis and will continue in effect until the purposes have been achieved, said funds are expended, or December 31, 2026 (or consistent with additional guidelines as set forth by the federal government). Until the appropriations are approved by City Council, the funds will remain in the fund balance of the American Rescue Plan Fund.
- (b) The Administrator is hereby authorized to transfer the funds appropriated by this ordinance from one budget line item to another or from one department or division to another; provided that no such transfer may be made from one fund to another fund, may conflict with any existing bond or other financial covenants, or may conflict with any previously adopted policy of Council. Changes or amendments that alter the total expenditures of any fund must be approved by Council.

SECTION 6. ARPA-SPECIFIC ACCOUNTING AND REPORTING. The chief financial officer of the City of Fountain Inn (the “Finance Officer”) is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the federal government. The Finance Officer is hereby directed to report the financial status of the expenditure of ARPA Funds to the Council on a quarterly basis.

SECTION 7. SEVERABILITY. Should any section, phrase, sentence, or portion of this Ordinance be found invalid by a court or competent jurisdiction, such finding shall not invalidate the remaining portions.

DONE IN REGULAR SESSTION THIS 9TH DAY OF JUNE 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: May 12, 2022
SECOND READING:

Exhibit A

Coronavirus Fiscal Recovery Funds Revenue	2,598,944.40
Total Revenues - Fund 131	<u>2,598,944.40</u>

Premium Pay - Transfer Out to General Fund	1,084,627.00
Financial ERP Software Upgrade - Transfer Out to Capital Fund	50,000.00
Relaunch Grants	50,000.00
Tourism Related Grants	200,000.00
Council Chamber Upgrades - Transfer to Capital Project Funds	41,070.00
Splash Pad Upgrades - Transfer to Capital Projects Fund	8,036.12
Sanctified Hill Construction Documents - Transfer to Capital Projects Fund	37,100.00
City Hall Building Improvements - Transfer to Capital Projects Fund	16,750.00
Main Street Façade Grant Program	100,000.00
Comprehensive Plan Update	100,000.00
Sewer Survey (CMOM Project) - Transfer Out to Sewer Fund	300,000.00
Woodside Streetscape - Transfer Out to Capital Project Fund	400,000.00
Equipment for Proposed New (5)/Replacement (2) Police Vehicles	211,361.28
Total Expenditures and Transfers - Fund 131	<u>2,598,944.40</u>

Total General Fund Budget Amendment	1,534,627.00
Total Capital Fund Budget Amendment	764,317.40
Total Sewer Fund Budget Amendment	300,000.00
	<u>2,598,944.40</u>

RESOLUTION NUMBER 2022-7

**A RESOLUTION CERTIFYING
CERTAIN REAL PROPERTY IN THE CITY OF FOUNTAIN INN
AS AN ABANDONED TEXTILE MILL SITE**

WHEREAS, the City of Fountain Inn, South Carolina (“City”), acting by and through its City Council (“Council”), is authorized and empowered to certify real property as an abandoned textile mill site, as described in South Carolina Code Annotated 12-65-10, *et seq.*, as amended (“Act”);

WHEREAS, according to section 12-65-20 of the Act, an “Abandoned” “Textile Mill Site” means, among other things, a “textile mill together with the land and other improvements on it which were used directly for textile manufacturing operations or ancillary uses” “at least eighty percent of [which] has been closed continuously to business or otherwise nonoperational as a textile mill for a period of at least one year immediately preceding the date on which the taxpayer files a ‘Notice of Intent to Rehabilitate’”;

WHEREAS, Blackstock Development, LLC (“BS”) has informed the City that BS owns and/or is acquiring one or more parcels with Greenville County tax map numbers 0345.00-01-006.00 and 0345.00-01-006.02 (collectively, “Property”);

WHEREAS, according to the letter from the Appalachian Council of Governments (“ACOG”), dated January 12, 2022, attached as Exhibit A, the Appalachian Council of Governments has certified that the Property is located in a distressed area of Greenville County; and

WHEREAS, BS has requested the City to determine the Property is a “textile mill site” and “abandoned” as provided in the Act.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Fountain Inn, in Council Assembled that:

- (a) The site located on the Property has now, or had in the past, a “textile mill” as provided in section 12-65-20(4)(a) of the Act, and, as such, the Property would constitute a “textile mill site,” as provided in section 12-65-20(4)(a) of the Act, if all other requirements of the Act and South Carolina Revenue Ruling #15-8, issued July 8, 2015, and/or any similar revenue rulings and/or guidance from the South Carolina Department of Revenue, are met;
- (b) Under the same conditions, the Property would qualify as “abandoned” as provided in section 12-65-20(1) of the Act; and
- (c) The geographic area of the Property is located in a “distressed area,” as designated by the ACOG, and consistent with the definition of “textile mill site,” as defined in section 12-65-20(4) of the Act.

Adopted: June 9, 2022.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Sandra H. Woods, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

EXHIBIT A
APPALACHIAN COUNCIL OF GOVERNMENTS CERTIFICATION



Blackstock Development, LLC
c/o Richard L. Few, Jr.
Parker Poe
110 East Court Street
Suite 200
Greenville, SC 29601

June 7, 2022

Dear Richard,

Amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At their regular meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that Greenville County tax parcels 0345000100600 and 0345000100602 are in a distressed area of the State of South Carolina as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson
Economic Development Director

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to deny the re-zoning request from R-12, Residential District to NC, Neighborhood Commercial District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2022-006 and is located at 509 South Main Street, containing approximately 0.85 acres, Laurens County Tax Map 904-05-01-057, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Properties are hereby rezoned R-12, Residential District to NC, Neighborhood Commercial District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
MAY 2, 2022**

DOCKET NUMBER: FI-2022-006

REQUEST: rezone residential home at 509 S. Main to medical office

APPLICANT: Anna Ellisor

PROPERTY LOCATION: 509 South Main Street

TAX MAP NUMBER: 904-05-01-057

ACREAGE: ~ 0.87 ac

EXISTING ZONING: R-12, Residential District

REQUESTED ZONING: N-C, Neighborhood Commercial District

Existing Land Use: Residential

Adjacent Land Use:
North: Residential
East: Institutional (church), Residential
South: Industrial
West: Residential

Adjacent Zoning:
North: R-12, Residential District
East: R-12, Residential District; R-M, Residential Multifamily
South: I-1, Industrial
West: R-12, Residential District

Analysis:

509 S. Main is a residential home located on Main Street, just past the county line in Laurens County. The area transitions from commercial uses at 418 to residential; nearby neighborhoods include Tucker Branch and Sanctified Hill. Railroad tracks are located across the street.

The subject property is recommended for Medium-Low Density land uses on the Future Land Use Map, as included in this report.

Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely with a residence and is represented as part of this category.

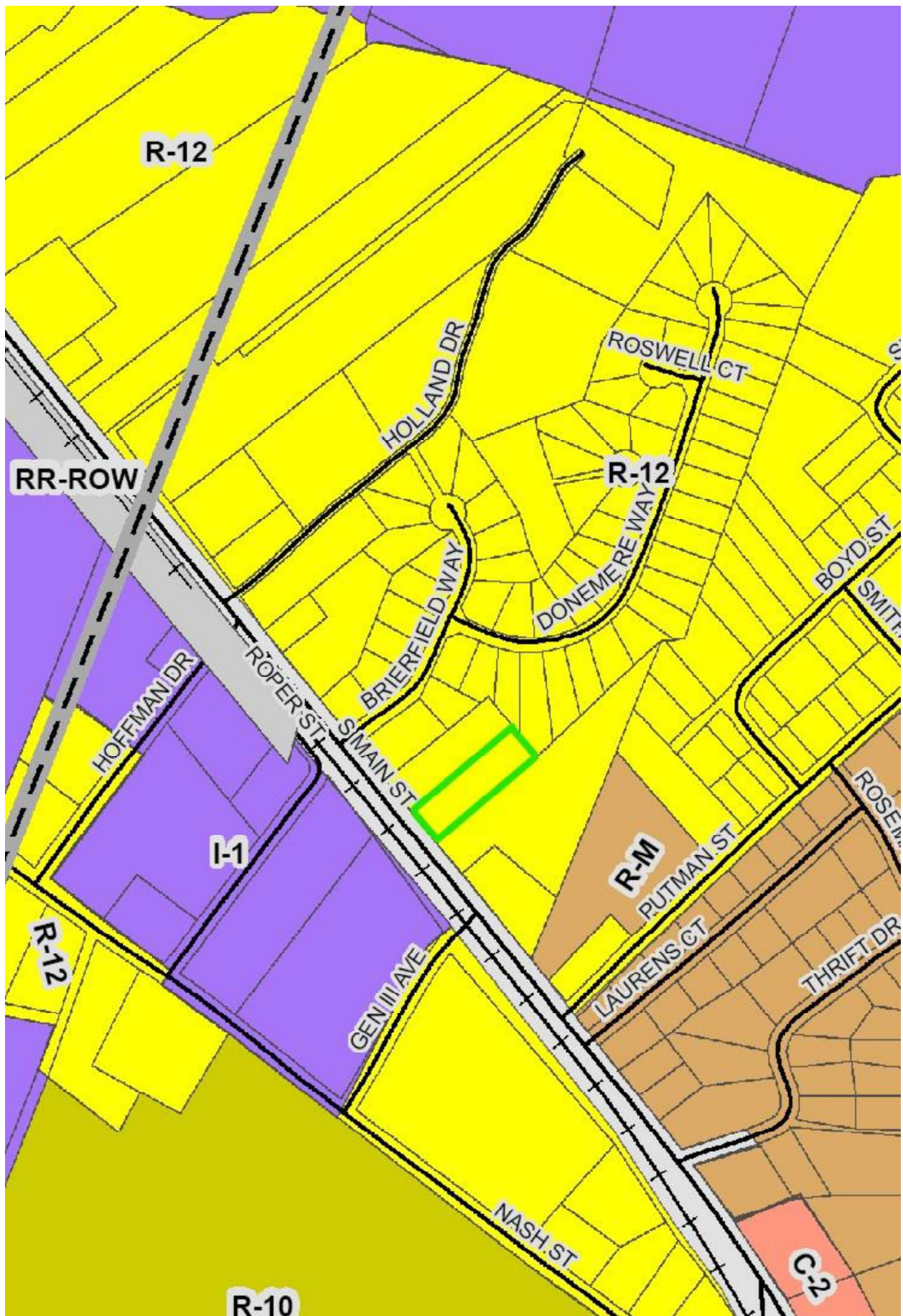
The applicant stated the proposed land use is to convert the rental home into a medical office. Exhibits are provided in regards to room layout and parking. There are no other commercial zoned properties within several blocks of the house and adjacent properties are detached homes. N-C zoning also requires 5:9.3.17-2. *Site plan submittal requirements.* missing at application.

STAFF RECOMMENDATION: Hold or Denial

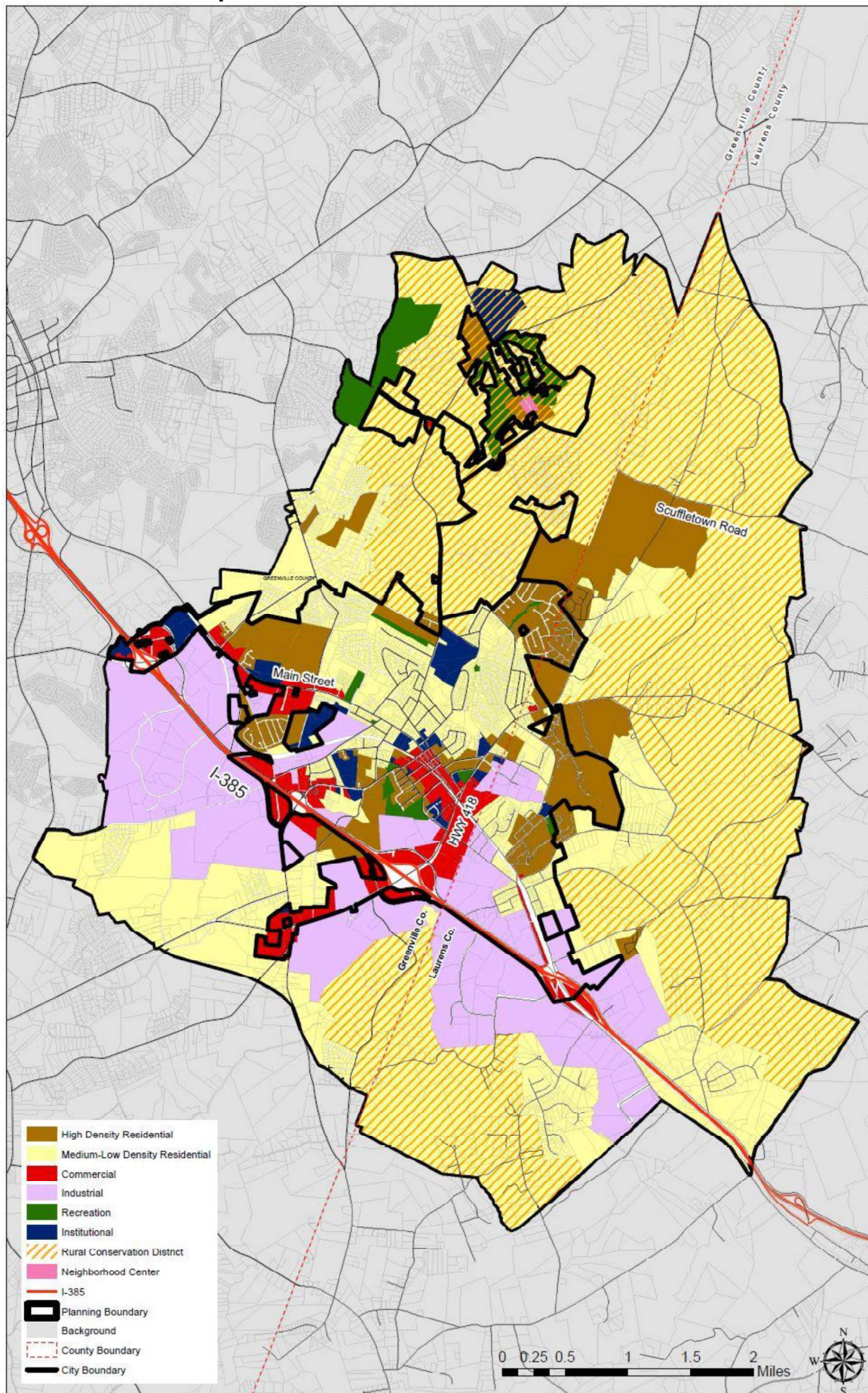
Aerial Map, parcel view (source: Laurens County GIS):



Zoning Map (Subject Area):



Future Land Use Map:



From Main Street facing south:



From Main Street facing north:



Site, from Main Street facing east:



Exhibit A: submittal documents

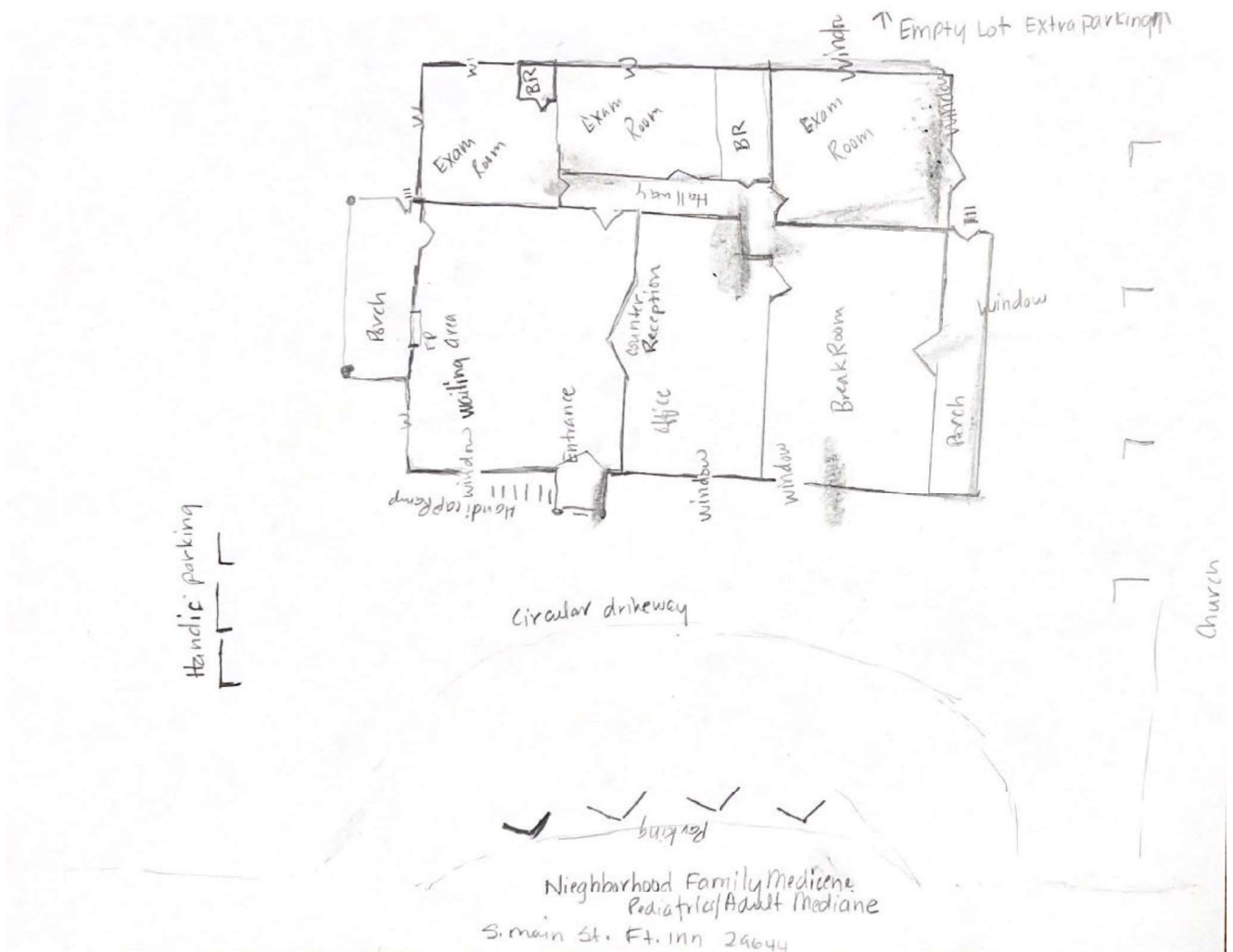


Exhibit B: Section 5:9.3. – NC, neighborhood commercial district.

Section 5:9.3. NC, neighborhood commercial district.

5:9.3.1. NC, Intent. The intent of the NC district is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.

5:9.3.2. Criteria to Consider When Rezoning Property NC.

- A. Approval of the NC zoning classification must not alter the existing development patterns within the area.
- B. It should be determined that NC district is the appropriate commercial district to provide for the convenience shopping needs of the neighborhood(s).
- C. The NC use must not put any undue burden on existing streets or utilities.
- D. Wherever possible, group development should be encouraged at intersections in an effort to concentrate NC uses and discourage sprawl and strip development.
- E. The NC zone shall be located on a collector or an arterial street.

5:9.3.3. Uses Permitted.

Offices, including financial institutions

Personal services establishments

Automatic Teller Machines

Bank, Saving, and Loan Association, or Similar Financial Institution

Barbershops and/or Beauty shops

Bed and Breakfast

Dressmaking and/or Clothing Alteration

Landscape Business

Dry cleaning and laundry pickup stations

Office - Business and/or Medical

Before the planning staff makes a recommendation to the planning commission, it shall determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will be in harmony with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will be in harmony with the existing development.
- G. That the architectural character blends with the surrounding area.

5:9.3.17-2. *Site plan submittal requirements.* Two reproducible copies of the site plan meeting the requirements of this section must be submitted to the planning commission office. No building permit shall be issued until site plans have been reviewed and approved by the planning commission following the process outlined in this section. In order to ensure proper and expeditious review, the site plan must meet the following criteria:

- A. The site plan must be drawn to a scale of not less than 100 feet to 1 inch by a registered engineer/surveyor of the state of South Carolina;
- B. A vicinity map, title block, scale, north arrow, site size, and property line survey;
- C. The location of any utility easements;
- D. The land use for every part of the site and the number of acres devoted to each use;
- E. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;
- F. The site's parking plan, including all off-street parking, loading/unloading areas, and structures, and also including all parking spaces and their dimensions;
- G. Storm water management and sedimentation and erosion control plans, which must be submitted to the county soil and water conservation district;
- H. The site's sign plan, which includes all exterior signage of the development;
- I. The site's lighting plan, including the location, height, and type of all exterior light fixtures;
- J. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;
- K. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;
- L. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc., and the dimensions thereof;
- M. The screening and landscape plan for the site; including the location, size, and type of plant material;
- N. Specifications indicating the proposed treatment or improvements to all open space areas and the delineation of those areas proposed for specific types of developed recreational activities;
- O. Elevations of proposed development; and
- P. Perspective sketch indicating colors and materials of all structures and screening.

The applicant shall submit a report setting forth the characteristics of the proposed Neighborhood Commercial and Planned Office Districts including the following:

- 1. A statement addressing plans for all existing structures on the subject property, including but not limited to planned exterior renovations or demolition.
- 2. A statement addressing the architectural style of existing and proposed buildings.
- 3. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.
- 4. Any such information or descriptions as may be deemed reasonably appropriate for review.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to **deny** the re-zoning request from R-15, Residential District to R-12, Residential District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2022-013 and is located at 202 Inn Circle and 204 Inn Circle, containing approximately 0.8 acres, Greenville County Tax Map 0358000106100, 0358000106101, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Properties are hereby rezoned R-15, Residential District to R-12 Residential District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek
City Attorney

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
JUNE 6, 2022**

DOCKET NUMBER: FI 2022-013

APPLICANT/

PROPERTY OWNER: Karen McKelvey

PROPERTY LOCATION: 202, 204 Inn Circle

TAX MAP NUMBER: 0358000106100, 0358000106101

ACREAGE: ~ 0.8 ac

EXISTING ZONING: R-15, Residential District

REQUESTED ZONING: R-12, Residential District

Existing Land Use: Residential

Adjacent Land Use: North: Residential
East: Residential
South: Residential
West: Residential

Adjacent Zoning: North: R-15, Residential District
East: R-15, Residential District
South: R-15, Residential District
West: R-15, Residential District

The subject properties are located at 202 Inn Circle and 204 Inn Circle north of downtown Fountain Inn. The area is residential in nature with single-family homes varying in style, size, and architecture. These two homes are currently utilized as rental properties: one built in 2018, the other over fifty years old.

The property is currently zoned R-15, Residential District as are adjacent properties in all directions on Inn Circle. It is located in the interior of the neighborhood with no arterial road frontage. The applicant has stated the proposed rezoning is to reduce lot sizes and possibly add an additional dwelling between the two houses.

Staff Recommendation: Denial of R-12 request

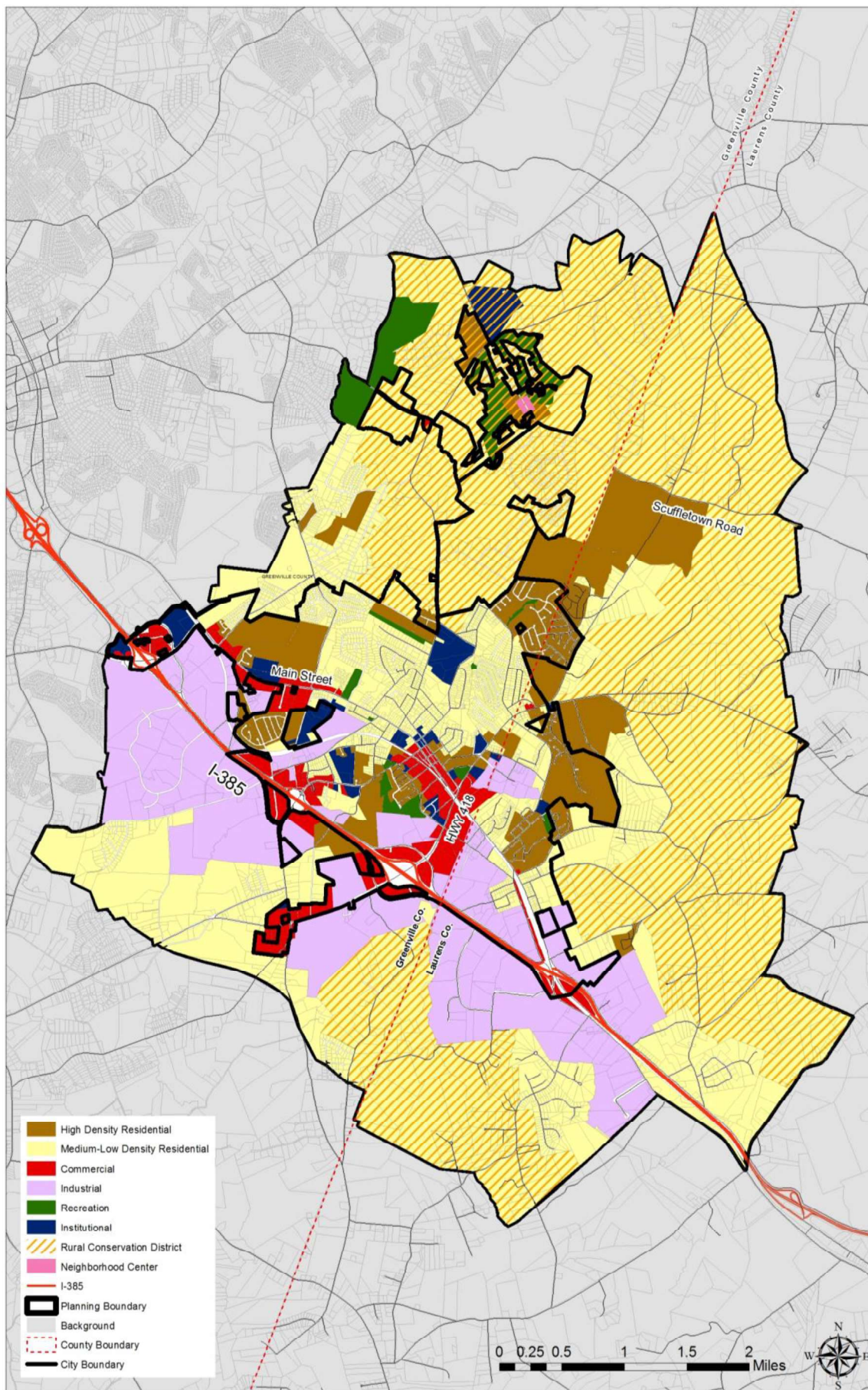
Aerial Map (source: Greenville County GIS):



Zoning Map (Subject Area):



Future Land Use Map:



204 Inn Circle, facing west



ANALYSIS:

The subject property is recommended for Medium-Low Density land uses on the Future Land Use Map, as included in this report.

Medium Low Density Residential

Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely associated with a residence and is represented as part of this category.

The applicant is requesting R-12, Residential District zoning. This would still be considered Medium-Low Density Residential per the 2017 Future Land Use Map. The proposed rezoning would be consistent with the 2017 Master Plan's recommendation for the parcel.

However, it would not match any adjacent zoning within several blocks. It would stand alone.

The R-15 Residential District allows for lots 15,000 square feet (1/3 ac) and up. The subject property meets this requirement as individual parcels. However, if either property were subdivided neither parcel would meet this requirement. Resulting lots if rezoned would need to be at least 12,000 sq. feet and require a professional licensed surveyor to verify to add an additional dwelling. R-10 would provide more flexibility, but is considered High Density.

The proposed rezoning would be a "spot" and is not adjacent to any other parcels zoned R-12 Residential District.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

June 9, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** June 9, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2022-5 would rezone one 8.7 acre parcel from R-12, Residential District (single-family detached homes) to R-M, Residential Multifamily District. The parcel is currently wooded land. It is adjacent to one industrial use and an under-construction residential subdivision (Southgrove) zoned R-10 Residential. The site is visible from South Main Street across from a railroad line.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting.

The applicant, Beeson Development, has stated the intended land use is to construct townhomes (single-family attached) units, a permitted use in the R-M zone. The Sanctified Hill neighborhood across the street is zoned R-M. The applicant does not need to disclose the unit count for a rezoning case, but has chosen to do so to be transparent in the request. While the west side of Fountain Inn has seen several townhome developments, the east side of the city (Laurens County) has not.

Impact If Denied:

The tax parcel would remain zoned R-12 Residential District. This designation only allows for single-family detached homes. Development of the Southgrove community limits the viability of the remaining 8.7 acres for a traditional subdivision. Staff feels the site would not be suitable for Industrial use based on the Future Land Use Map and the residences being built across the street.

Impact If Approved:

The property would be zoned for Multifamily uses, which allow duplexes, rowhomes, and/or apartment buildings. Duplex and townhomes are still considered single-family and can be owned or rented.

Financial Impact:

Townhome and multifamily developments contain private roads; no City maintained roads would be created if the parcel is developed. Fountain Inn would be the sewer provider and solid waste collection agency as proposed.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to approve the re-zoning request from R-12, Residential District to R-M, Residential Multifamily District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2022-015 and is located on Nash Street and Gen III Avenue, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Properties are hereby rezoned R-12, Residential District to R-M, Residential Multifamily District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & ZONING STAFF
JUNE 6, 2022**

DOCKET NUMBER: FI-2021-014

APPLICANT: Beeson Development

PROPERTY LOCATION: Nash Street, Gen III Avenue

TAX MAP NUMBER: 904-02-01-002

ACREAGE: ~ 8.7

EXISTING ZONING: R-12, Residential District

REQUESTED ZONING: R-M Residential, Multifamily District

Existing Land Use: Vacant

Adjacent Land Use: North: Single-family Residential
East: Single-family Residential
South: Single-family Residential
West: Industrial

Adjacent Zoning: North: R-M, Residential Multifamily
East: R-12, Residential District
South: R-10, Residential District
West: I-1, Industrial District

Future Land Use Map: 2017 Master Plan Recommends Medium-Low Density Residential

Proposal:

The applicant, Beeson Development, is requesting to rezone approximately nine acres south of Main Street in Laurens County to allow for multifamily uses. The proposed development is a single-family attached subdivision. It is adjacent to industrial uses to the west, a new subdivision (Southgrove) to the south, existing single-family homes to the east, and the Sanctified Hill neighborhood across the railroad tracks to the north.

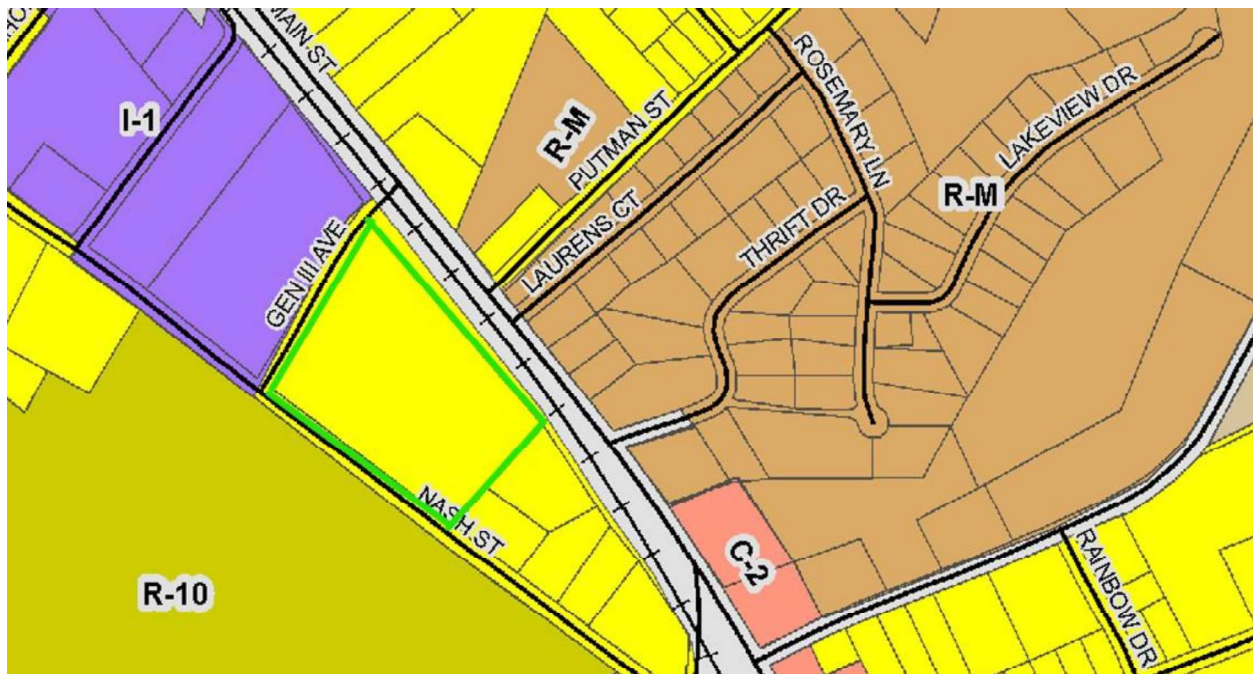
While the applicant is not required to (and not obligated to build) the property as proposed when rezoning, a site plan has been provided for consideration of the Commission

The property is directly adjacent to R-M zones to the north, although there are no townhomes units within proximity of the subject parcel. There are no townhomes under development in Fountain Inn on the Laurens County side, although many are under construction to the west.

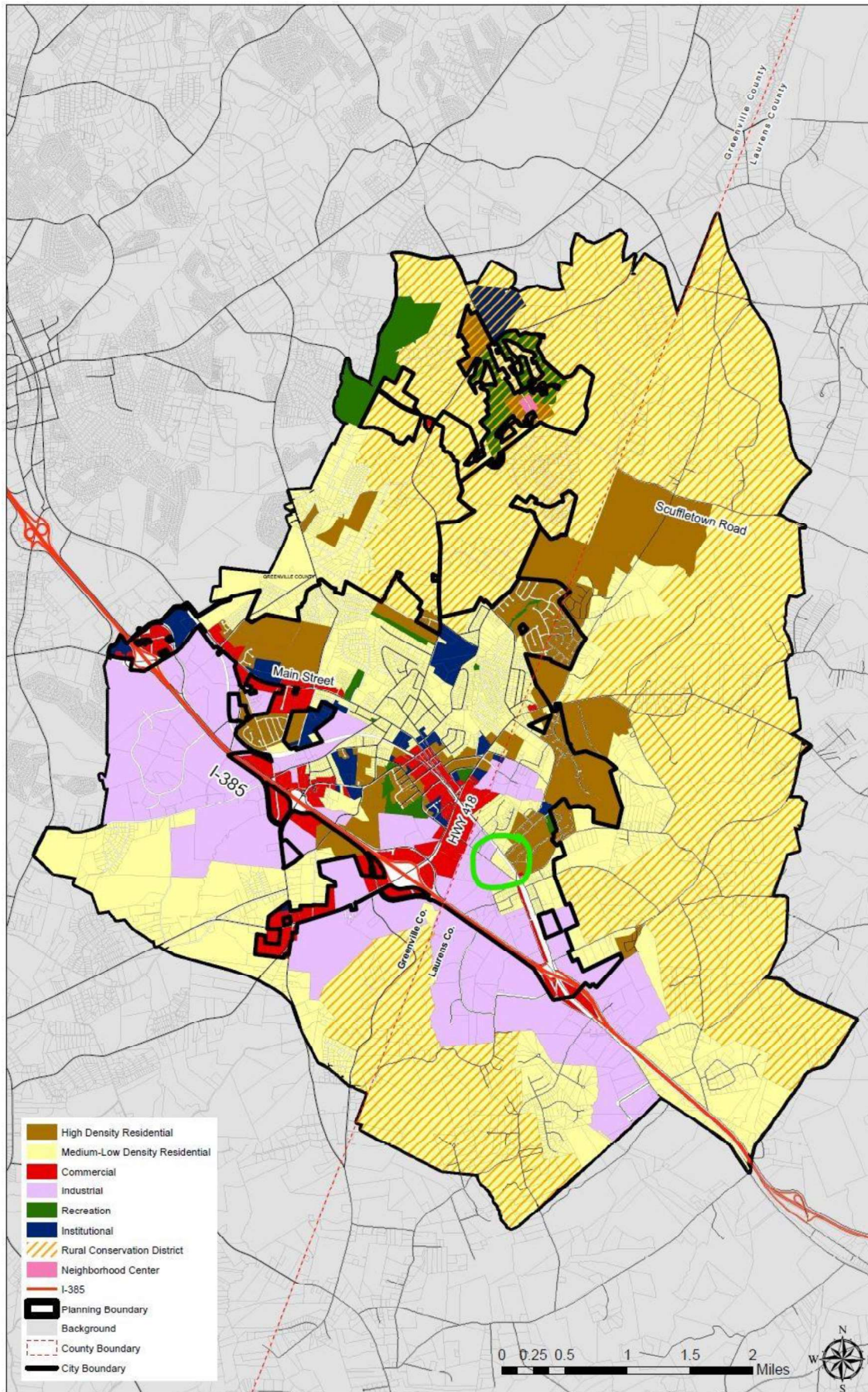
Aerial Map (source: Laurens County GIS):



Zoning Map (Source: Official Zoning Map_



Future Land Use Map:



on Nash Street, looking north



Nash Street, looking east



ANALYSIS:

The subject property is located primarily on Nash Street with frontage along an industrial service road, Gen III Avenue. It is currently a forested lot. Land uses vary greatly in this portion of Fountain Inn: large lots, small residential lots, and industrial uses all lie along the corridor. The parcel is visible from South Main Street. Across the street are the Sanctified Hill and Lakeview neighborhoods which are zoned for multifamily use but are large detached houses. Nash Street connects directly to McCarter Road/SC-418.

The property is currently zoned R-12, Residential District, as are houses to the east. The subdivision to the south is was rezoned R-10 in 2019 and is currently under construction. Wassertrom/Gen III is zoned I-1 Industrial.

Similar to zoning, the Future Land Uses indicated in the 2017 Master Plan are also varied. Properties to the west are industrial, to the east Medium-Low Density Residential, and to the north High Density Residential (R-10, R.7.5, or R-M).

The subject property is recommended for *Medium-Low* land uses on the Future Land Use Map, as included in this report.

Medium-Low Density Residential

Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely associated with a residence and is represented as part of this category.

The applicant is requesting R-M, Residential District zoning. This would be considered High Density Residential per the 2017 Future Land Use Map. The proposed rezoning would not be consistent with the 2017 Master Plan's recommendation for the parcel. Therefore, staff must determine if the zoning category itself is appropriate for the area given the surrounding character.

R-M Residential, Multifamily District allows for up to 14.5 units per acre. At over eight acres, the maximum density could allow over one hundred units upon rezoning. The applicant is seeking to build townhomes at a significant lower density, but R-M allows uses by-right. There is no way to require the development be a lower density townhome project upon amendment. Townhomes are considered single-family (attached) residential and can be rented or owned.

There are no townhome or apartment units within one block of the site. However, there is directly adjacent multifamily zoning to the north; it is contagious but for the railroad tracks.

Staff feels that higher density housing is appropriate for the site given the unique character of the parcel. It is adjacent to industrial use on one side and railroad tracks on another. Design should be softened to the east to minimize impact to existing single-family residences; screening and building massing will be important considerations for support.

Staff Recommendation: Approval

Attachment A
Section 5:2. - R-M Residential, Multifamily District.

This Residential District is established to provide for medium and high population density. The principal use of land is for two-family and multiple-family dwellings, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area are included. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the residential nature of the area included in the district.

5:2.1. Uses Permitted.

Attached single-family dwelling

Attached single-family dwelling, three or more units

Child care home

Detached single-family dwelling

Dwelling, multifamily

Dwelling, two-family

Home occupation, subject to requirements in Article 8

Library

Manufactured home used as a temporary school classroom

Public park and playground

Signs, subject to the provisions in Article 6.

Temporary building, incidental to the construction or buildings permitted in this district, and which shall be removed when work is completed; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Transportation and utility easement and rights-of-way

Uses and structures customarily accessory to the permitted uses

5:2.2. Uses Permitted by Special Exception. The following uses may be permitted by Special Exception by the Board of Zoning Appeals in accordance with the provisions of Article 9.

Child care center

Church

Family care home

Fire station

Private recreation area

Professional offices

Public utility use and building

School, public and parochial

5:2.3. Height Limitation. No structure shall exceed a height of 45 feet, except as provided in Article 7, Section 7.

5:2.4. Dimensional Requirements.

5:2.4-1. Lot Area. The minimum lot area for a single-family detached dwelling unit shall be 7,500 square feet.

The minimum lot area for a two-family dwelling unit shall be 9,000 square feet.

The minimum lot area for two single-family attached dwelling units on adjoining individual lots shall be 4,500 square feet per lot. Density requirements for a multiple family dwelling or group of dwellings containing three or more dwelling units, or for a group of three or more single-family attached dwelling units, shall be based on 9,000 square feet for the first unit, and 3,000 square feet for each succeeding dwelling unit (14.5 units per acre). No minimum lot area is required.

For nonresidential buildings the lot area shall be adequate to provide the yard area required by this Section and the off-street parking and loading areas required in Article 7, Sections 9 and 10.

5:2.4-2. Lot Width. Residential lots shall have a minimum width of 60 feet for the first dwelling unit and a minimum of 10 feet additional width for each succeeding dwelling unit.

Nonresidential lots shall have a minimum width of 100 feet.

5:2.4-3. Front Yard. The minimum depth of a front yard, measured from the street right-of-way line, shall be 30 feet on a residential service street; 40 feet on a collector street; and 50 feet on an arterial street.

When a lot has double frontage the front yard requirements shall be complied with on both streets.

5:2.4-4. Side Yard. The minimum width of any residential side yard shall be 8 feet, measured from the property line.

The minimum width of any non-residential side yard shall be 15 feet, measured from the property line.

For residences, non-residential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

5:2.4-5. Rear Yard. The minimum depth of a rear yard shall be 20 feet.

5:2.5. Accessory Building Setback. Accessory buildings may be located in the rear yard, provided they are set back not less than four feet from any lot line and occupy not more than 20 percent of the rear yard.

5:2.6. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

June 9, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** June 9, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2022-6 would rezone 2.36 acres on one parcel from C-2 Commercial District S-1 Services District. The parcel contains three E911 addresses: one functioning as an office, one as a auto repair shop, and the third as trailer sales. The portion recommended for rezoning by staff is currently vacant and functioning as a gravel lot.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting. The applicant, Berry Woods, sought to rezone the entire 5.3 acre parcel. City staff report recommended only the back portion of the TMS # 0337000100904 as it is less visible from Interstate 385 and in closer proximity to Industrial uses. S-1 Service districts allow for outdoor storage, parking lots, and other uses not permitted in the C-2 zone.

In discussion with the applicant(s) on 6/8/2022, staff recommends tabling the agenda item until the exact acreage of the rezoning can be mutually agreed upon by the City and property owner. The current recommendation would split-zone the tax parcel unless a survey/plat is created for the request.

Impact If Denied:

The tax parcel would remain zoned C-2 Commercial District. Commercial Design Standards would remain in effect, requiring screening outdoor storage, excluding outdoor storage as the primary land use, and prohibiting parking lots.

Impact If Approved:

The property would be partially zoned S-1 Services District to allow for aforementioned uses. As recommended, land fronting Interstate I-385 would remain Commercial for aesthetic protections, but more intense land uses would be permitting in the back/gravel portion.

Financial Impact:

Not determined. There is no anticipated change of use for the structures on site at this time.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to approve the re-zoning request from C-2, Commercial District to S-1, Services District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2022-015 and is located on Georgia Street containing approximately 2.36 acres, Greenville County Tax Map 0337000100904 P/O, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Properties are hereby rezoned C-2, Commercial District to S-1, Services District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
JUNE 6, 2022**

DOCKET NUMBER: FI-2022-015

REQUEST: rezone entirely of 5.3 acre parcel to S-1, Services District

APPLICANT: L Berry Woods Jr Revoc Liv Trs

PROPERTY LOCATION: 550, 560, and 580 N. Woods Drive

TAX MAP NUMBER: 0337000100904

ACREAGE: ~ 5.3 ac

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

Existing Land Use: Miscellaneous (automotive repair, office, vehicle trailer sales)

Adjacent Land Use: North: Commercial, Residential
East: Residential
South: Commercial
West: Vacant; Industrial

Adjacent Zoning: North: C-2, Commercial; R-15, Residential
East: R-15 Residential
South: C-2, Commercial
West: C-2, Commercial

Analysis:

550-580 N. Woods Drive is bound by North Woods, Putman Road, and Georgia Street with strong visibility off of Interstate 385. Adjacent land uses are mixed from commercial (PT Sprits) to heavy industrial (Triple M Recycling across the street). It is the former location of Blades Outdoor Equipment. The site has multiple land uses including auto repair and trailer solutions.

The subject property is recommended for Commercial land uses on the Future Land Use Map, as included in this report.

Definition: The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

The applicant, L Berry Woods, is requesting S-1 Services zoning in order to further utilize the vacant gravel property on the north end of the site. Parking lots are permitted in the S-1 zone, whereas C-2 limits parked items to displays for sale or outdoor storage with opaque screening. Both zones allow for the commercial land uses on-site, including retail sales and auto services.

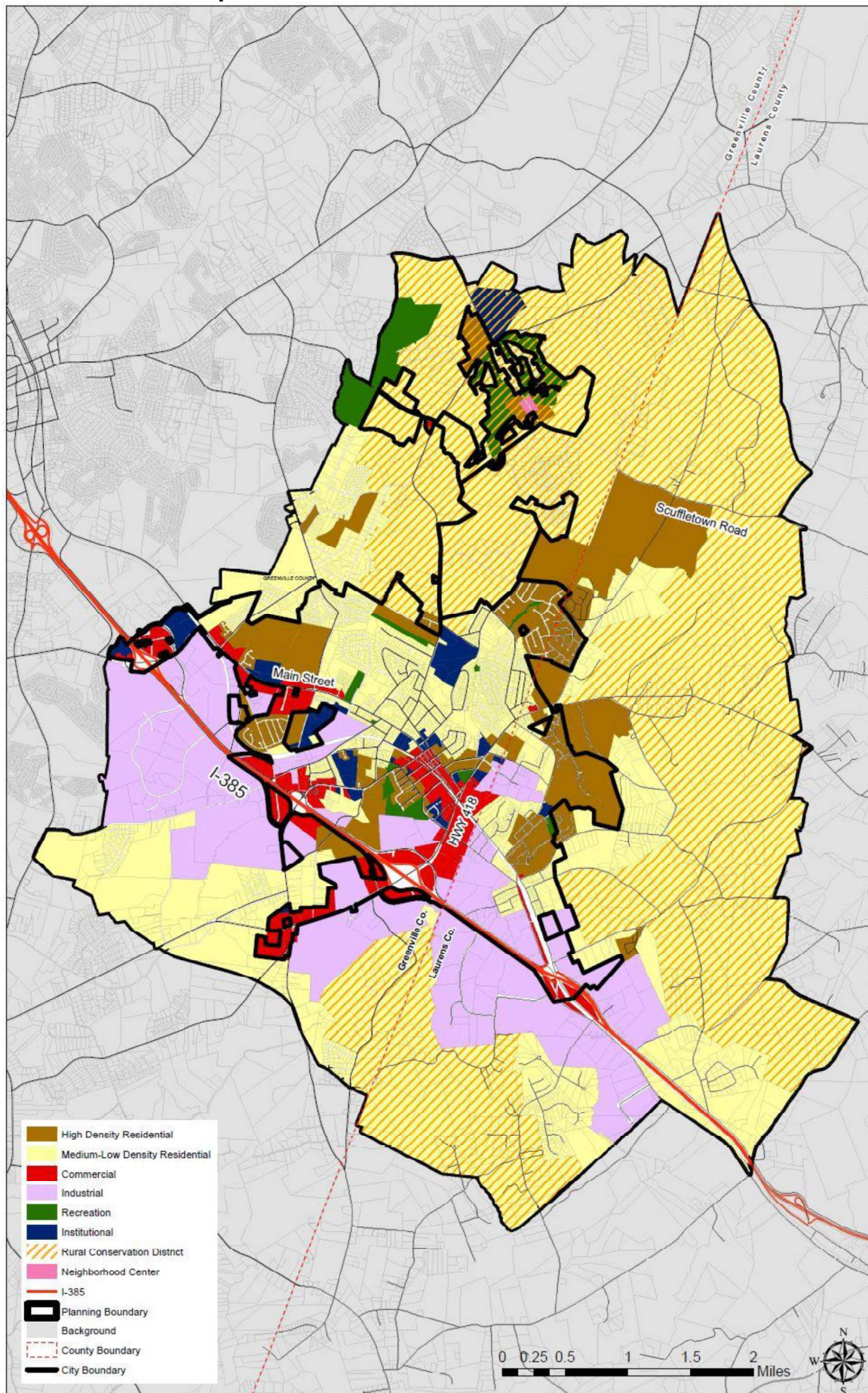
Aerial Map, parcel view (source: Greenville County GIS):



Zoning Map (Subject Area):



Future Land Use Map:



Georgia Street facing north



Georgia Street facing site, east

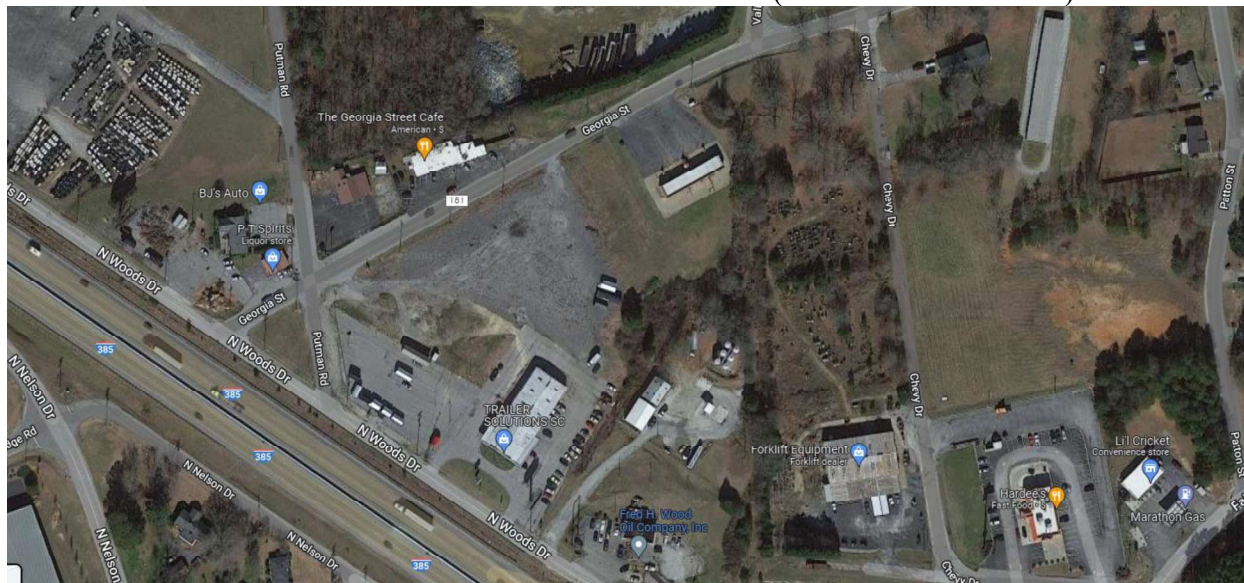


ANALYSIS:

The subject property currently zoned C-2, Commercial District, matching zoning between Patton Street, Fairview Street, and Interstate 385. One parcel on Chevy Drive was recently (2022) rezoned to S-1, Services District. Adjacent properties include a utility easement, a service station, fast food restaurant, and a self-storage building to the north. Outdoor storage is limited to service or industrial districts unless screened. Uses on the 5.3 acres have varied but generally involve the sale of large vehicle, trailers, storage buildings, or used tires under Commercial zoning.

The applicant is requesting S-1, Services District zoning for entire parcel. This would still be considered Commercial per the 2017 Future Land Use Map. The proposed rezoning would be consistent with the 2017 Master Plan's recommendation for the parcel, but would not match any adjacent zoning designations (i.e. only one parcel on the zoning map would be blue, versus red surrounding it on all three sides). Please see attached zoning map.

The area bound by Georgia Street and Fairview Street zoned C-2 Commercial is an area of the City in transition – or rather a collection of land uses that were once appropriate for Commercial zoning but no longer have the visual appeal or convenient access that has made other sites within Fountain Inn more viable. For instance, an energy/oil company, forklift equipment, and used car sales are active land uses but much of the land is unutilized (vacant or wooded lots).



As SC-418 and McCarter Road transition from industrial to active commercial uses such as restaurants and office, very few properties are zoned S-1, Services District within the city. This is one of the few zones to allow outdoor storage, tattoo parlors, or other unique land uses. These are uses that we do not want to see on SC-418, but are they viable here based on current conditions? Staff and the Planning Commission have made recommendations within the past two years to remove impactful land uses from the general C-2 zone to protect our commercial gateways. With limited visibility and no frontage on Fairview Road, staff could see some of these parcels transition to S-1, Services zoning over time while keeping C-2 zoning on the road frontages; both zones allow commercial use and are compliant with the 2017 Future Land Use Map.

STAFF RECOMMENDATION: Approval of only approximately 2.36 acres along Georgia St. 550-580 N. Woods should remain Commercial due to their visibility from Interstate 385.

Exhibit A: northern portion of parcel recommended by Planning staff



Exhibit B: S-1, Services District uses

Section 5:7. S-1, Services District.

This district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

Section 5:7.1. Uses Permitted. Any uses permitted in the C-2, Commercial District.

- Amusement, recreational, and entertainment establishments
- Automobile painting
- Automobile storage garage
- Automobile upholstery
- Building materials
- Business service establishments
- Commercial printing and job printing
- Financial institutions
- Hotels and motels
- Household appliance repair
- Kennel
- Laboratories and establishments for fitting, repair, or production of eyeglasses, hearing aids, or prosthetic devices
- Light manufacturing and processing
- Lumber yard
- Manufactured home sales

Mini warehouses

Offices, studios

Outdoor storage lots and yards, except automobile junk yards, scrap yards, salvage yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sale of junk, scrap, or salvaged materials

Parking lots and parking garages

Parks, playgrounds, play fields

Personal service establishments

Radio and television stations

Rehabilitation centers

Restaurants and bars, except drive-in establishments

Retail establishments, sales, and display

Service and repair establishments including automobile service stations and repair garages

Sheet metal shop

Sign painting shop

Signs, subject to the provisions of Article 6

Truck terminals, freight terminals, passenger terminals

Utilities substations and other similar public service uses

Veterinary establishments

Wholesaling, warehousing, storage, supply, and distribution

Other uses which are considered to be compatible with the aforementioned uses.

Section 5:7.2. Uses Permitted by Special Exception. The following uses may be permitted by Special Exception by the Board of Zoning Appeals in accordance with the provisions of Article 9.

Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district

Church

Clubs, lodges, civic and fraternal organizations

Educational institution

Fairgrounds, public

Family care home

Fire station

Library

Police station

Post office

Stadium or ball park

Tattoo parlor

5:7.3. Height Limitation. No building or structure shall exceed 45 feet in height.

No building or structure on a lot in the Services District which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district, unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

5:7.4. Dimensional Requirements.

5:7.4-1. Front Setback. All buildings shall be set back from the street right-of-way line not less than 45 feet except that advertising signs shall be permitted no closer than 15 feet to the street right-of-way.

5:7.4-2. Side Setback. No building shall be located closer than 25 feet to a side lot line, except next to rail siding.

5:7.4-3. Rear Setback. No building shall be located closer than 25 feet to a rear lot line, except next to a rail siding.

5:7.5. Screening. A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least six feet in height shall be provided along with the side or rear lot lines where any use is adjacent to a residential district for the purpose of screening commercial activities from view.

5:7.6. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9.

5:7.7. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions set forth in Article 7, Section 10.

(Ord. of 7-13-06, § 1; Ord. No. 2011-001, § 1, 5-12-2011; Ord. No. TX 2021-1, § 1(Att. 2), 6-10-21)

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

June 9, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** June 9, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2022-7 would rezone 2.39 acres on one parcel (current site of U.S. Post Office) from I-1, Industrial District and S-1, Services District to (only) S-1 Services District. The parcel is split zoned, impeding redevelopment.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting.

The property owner and applicant Zipplr LLC intends to keep the post office building at 290 McCarter Road and develop the eastern, SC-418 facing portion of the property for commercial use. Portions of parcel are currently a grass field.

Impact If Denied:

The tax parcel would contain two zoning designations, I-1 Industrial and S-1 Services split in a diagonal manner. Many commercial uses permitted in the S-1 and C-2 Commercial zones are not permitted in Industrial zones.

Impact If Approved:

The property would be fully zoned S-1 Services District and the split-zone is eliminated. S-1 zones allow for the most land uses of any zone in the city, including allowance of all commercial uses allowed in C-2 Commercial.

Financial Impact:

None immediate. The Post Office is a federal tenant. Should the parcel be redeveloped, the City would collect additional tax revenue, permitting fees, business licensing, and (if food/beverage) hospitality taxes. Fire and Police already service the property in the City. Road access is already provided by the post office (no new curb cuts).

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to approve the re-zoning request from I-1, Industrial District to S-1, Services District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2022-018 and is located at 290 McCarter Road containing approximately 2.39 acres, Greenville County Tax Map 0351000100104, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Properties are hereby rezoned I-1, Industrial District to S-1, Services District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
June 6, 2022**

DOCKET NUMBER: FI-2022-018

APPLICANT/OWNER: Bryant Sims obo Zipplr LLC

PROPERTY LOCATION: 290 McCarter Road

TAX MAP NUMBER: 0351000100104

ACREAGE: ~2.39 ac

EXISTING ZONING: S-1, Services District and I-1, Industrial District (split-zoned)

REQUESTED ZONING: S-1, Services District

Existing Land Use: Institutional

Adjacent Land Use: North: Commercial
East: Residential; Industrial
South: Commercial
West: Industrial

Adjacent Zoning: North: C-2, Commercial District
East: I-1, Industrial District
South: C-2, Commercial District
West: I-1, Industrial District

ANALYSIS:

The subject property is located on McCarter Road along the SC-418 retail corridor (Gateway Commercial Overlay). The current land use is a U.S. Post Office and a vacant field closer to the roadway. The parcel is currently split-zoned, making future development difficult for new businesses. The applicant intent is stated to market or sell the land in front of the post office.

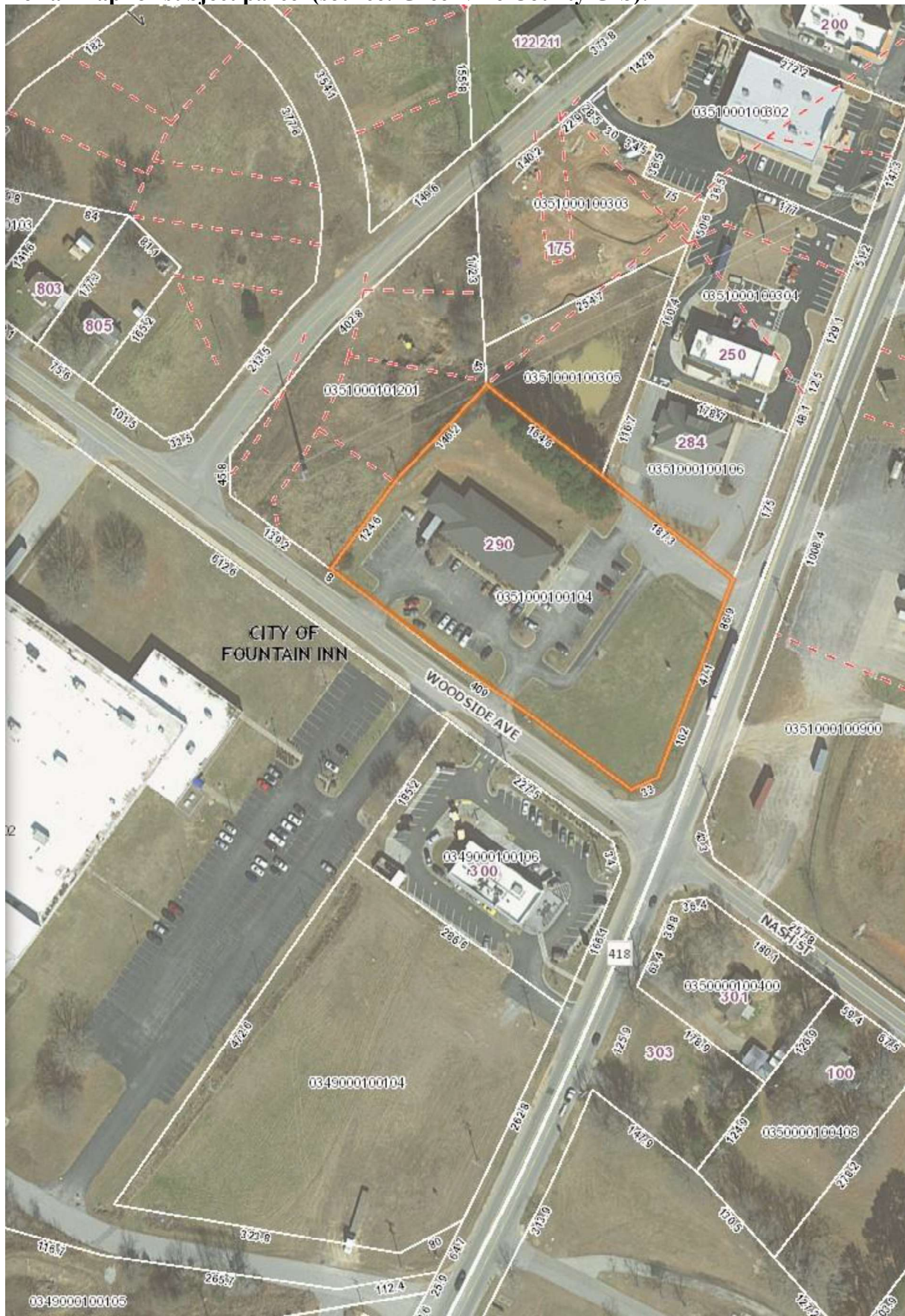
Services district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

Section 5:7.1. Uses Permitted. Any uses permitted in the C-2, Commercial District.

The proposed rezoning would permit a similar land use to those properties adjacent. However, it would remain the last S-1 zoned parcel on the block. C-2 Commercial zoning would be preferred by staff but was not chosen by the applicant.

STAFF RECOMMENDATION: Approval of rezoning parcel to S-1; remove split-zone

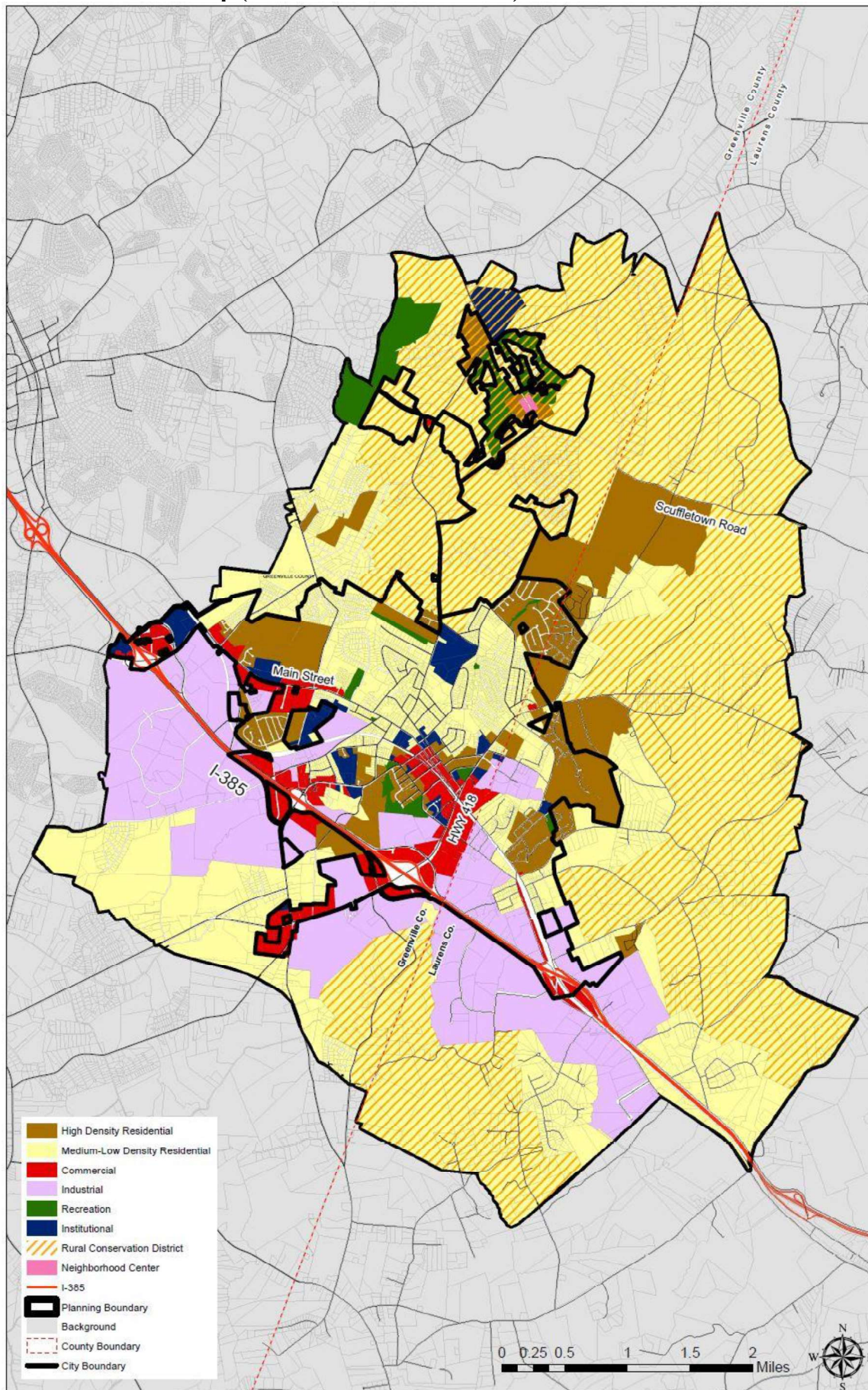
Aerial Map for subject parcel (source: Greenville County GIS):



Zoning Map (source: Greenville County GIS):
Note split-zoning of S-1 and I-1 existing



Future Land Use Map (source: 2017 Master Plan):



Site Photos:



**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

June 9, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** June 9, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Annexation of the Property Described Herein to the City Limits of the City of Fountain Inn; to Establish a Zoning Classification Therefor; to Assign the Annexed Property to a Council Ward; and Various Matters Related Thereto.

Summary Background:

AX2022-1 would annex approximately 105.6 acres at Fairview Street Extension and North Nelson Drive into the City limits of the Fountain Inn; zone TMS# 0562010100100, 0562010100200 to I-1 Industrial District and assign the parcels to Council Ward 5.

The Planning Commission voted 2-2 in favor of the annexation and zoning at the June 9 meeting (motion failed).

Three residents of the McDowell Plantation subdivision, outside Fountain Inn municipal limits, spoke in opposition.

The applicant Hughes Commercial Properties obo property owner Armstrong Farm and Dairy LLC stated the proposed land use an industrial park. Fox Hill Business Park and Southchase are comparable projects.

Impact If Denied:

The parcel would remain in unincorporated Greenville County zoned R-S Suburban. As currently zoned a subdivision of 1.7 units per acre (nearly 180 homes) could be constructed outside of City limits. Greenville County's Future Land Use map also supports industrial uses at this location and the park could be located outside of the City, excluding valuable business revenue from Fountain Inn.

Impact If Approved:

The City limits will be increased by over one hundred acres directly contiguous to the City of Fountain Inn on two sides, east and west. Fairview Street Extension would see increased freight traffic if developed as industrial (although fewer vehicles than a large subdivision). All surrounding roads are SCDOT owned and maintained. Industrial uses are typically located in unincorporated areas.

Financial Impact:

If developed as an industrial park, the tenants would pay Fountain Inn business licenses and would be taxed at a higher rate than residential uses. Construction permit revenue would also be significant for buildings with a large building footprint (square footage). New employers may be added to the City and Upstate region.

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND VARIOUS MATTERS RELATED THERETO.

WHEREAS, the Armstrong Farm LLC & Armstrong Farm and Dairy LLC have filed a proper petition with the City of Fountain Inn using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of S.C. Code Ann. § 5-3-150(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing 105.6 acres more or less, situate, lying and being on Fairview Street Extension in the City of Fountain Inn, Greenville County, South Carolina, and described as follows:

SEE SURVEY ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

GREENVILLE COUNTY TMS # 0562010100100, 0562010100100

and,

WHEREAS, it appears to the City Council that annexation would be in the best interest of the property owners and the City of Fountain Inn; and

WHEREAS, the notice and public hearing requirements of S.C. Code Section 5-3-150 (1) have been complied with;

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

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City of Fountain Inn effective on the date of the passage of this Ordinance.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of I-1. Industrial District.

Section 3. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward 5.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the

event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

Section 5. **AUTHORIZATION.** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the actions authorized by this Ordinance in accordance with the conditions herein set forth.

Section 6. **EFFECTIVE DATE.** This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS ____ DAY OF _____ 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

Sandra H. Woods
City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek
City Attorney

FIRST READING:
SECOND READING:

Page 149 of 157

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
June 6, 2022**

DOCKET NUMBER: FI-2022-010

APPLICANT/OWNER: Armstrong Farm LLC
Armstrong Farm and Dairy LLC

PROPERTY LOCATION: Fairview Street Extension, N. Nelson Drive

TAX MAP NUMBER: 0562010100100, 0562010100200

ACREAGE: ~105.6 ac

REQUEST: ANNEXATION

EXISTING ZONING: R-S, Residential Suburban (Greenville County)

REQUESTED ZONING: I-1, Industrial District

Existing Land Use: Agricultural

Adjacent Land Use: North: Industrial; Residential
East: Residential; Industrial
South: Residential
West: Residential

Adjacent Zoning: North: S-1, Services District; I-1 Industrial District
East: FRD, Flexible Review District; unzoned (Greenville Co.)
South: R-S, Residential Suburban (Greenville Co.)
West: FRD, Flexible Review District

ANALYSIS:

The subject property is located primarily along Fairview Street Extension south of Interstate 385. Known as the Armstrong tract, it has been in family agricultural use for decades. It is situated between two City parcels zoned Flexible Review District for residential use; until recently it was anticipated this parcel would also be residential. However, the applicants have requested Industrial zoning, which is consistent with the 2017 Master Plan and Future Land Use Map.

The Industrial District is established as a district for manufacturing plants, assembly plants, and warehouses.

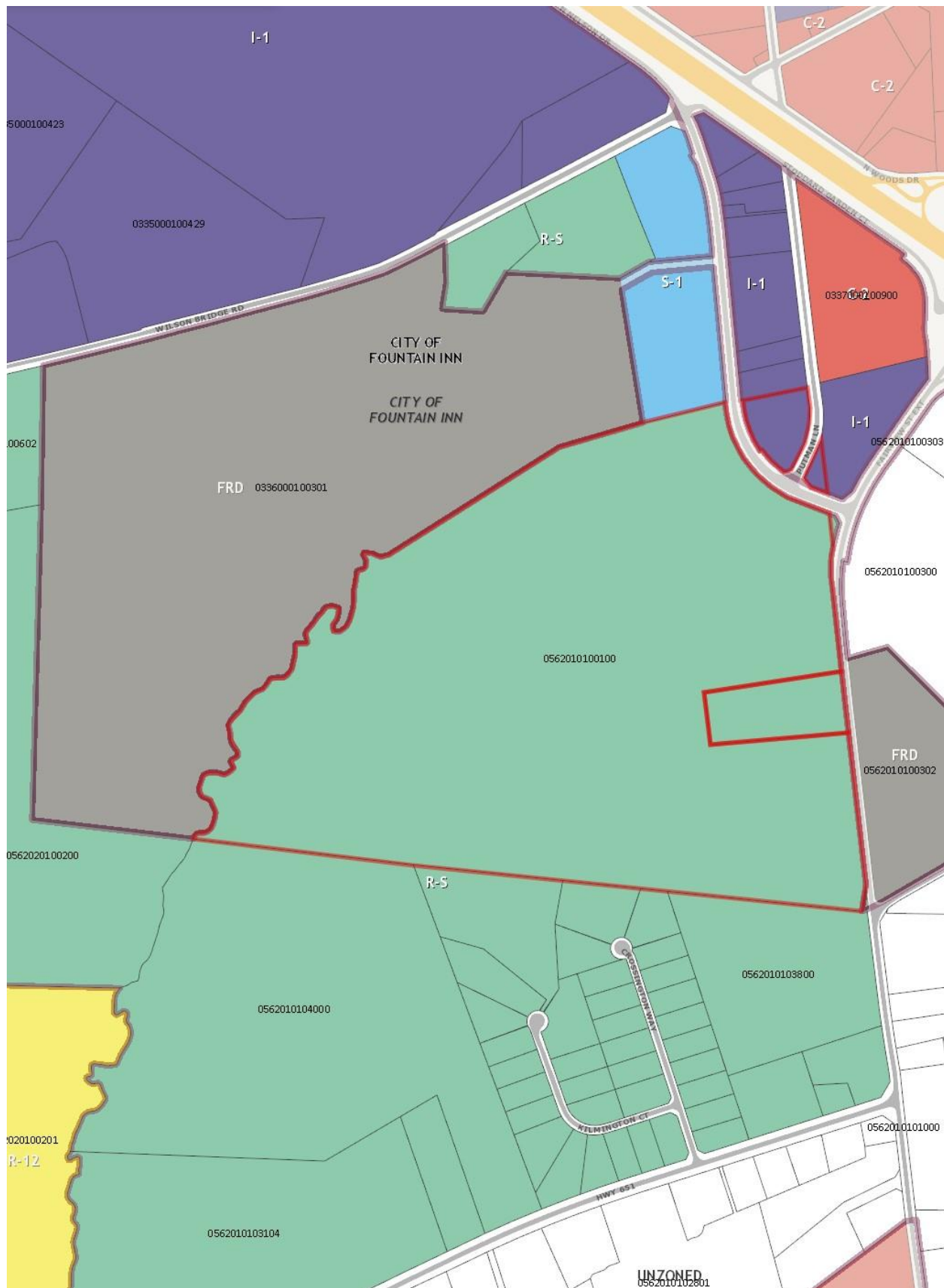
5.8.1. Permitted Uses. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, or dust will be emitted beyond the property line of the lot on which the use is located.

The proposed annexation and concurrent rezoning of the subject properties would join property directly adjacent to the city limits and permit a similar land use to those properties adjacent (even if surrounding industrial uses are found in unincorporated Greenville County).

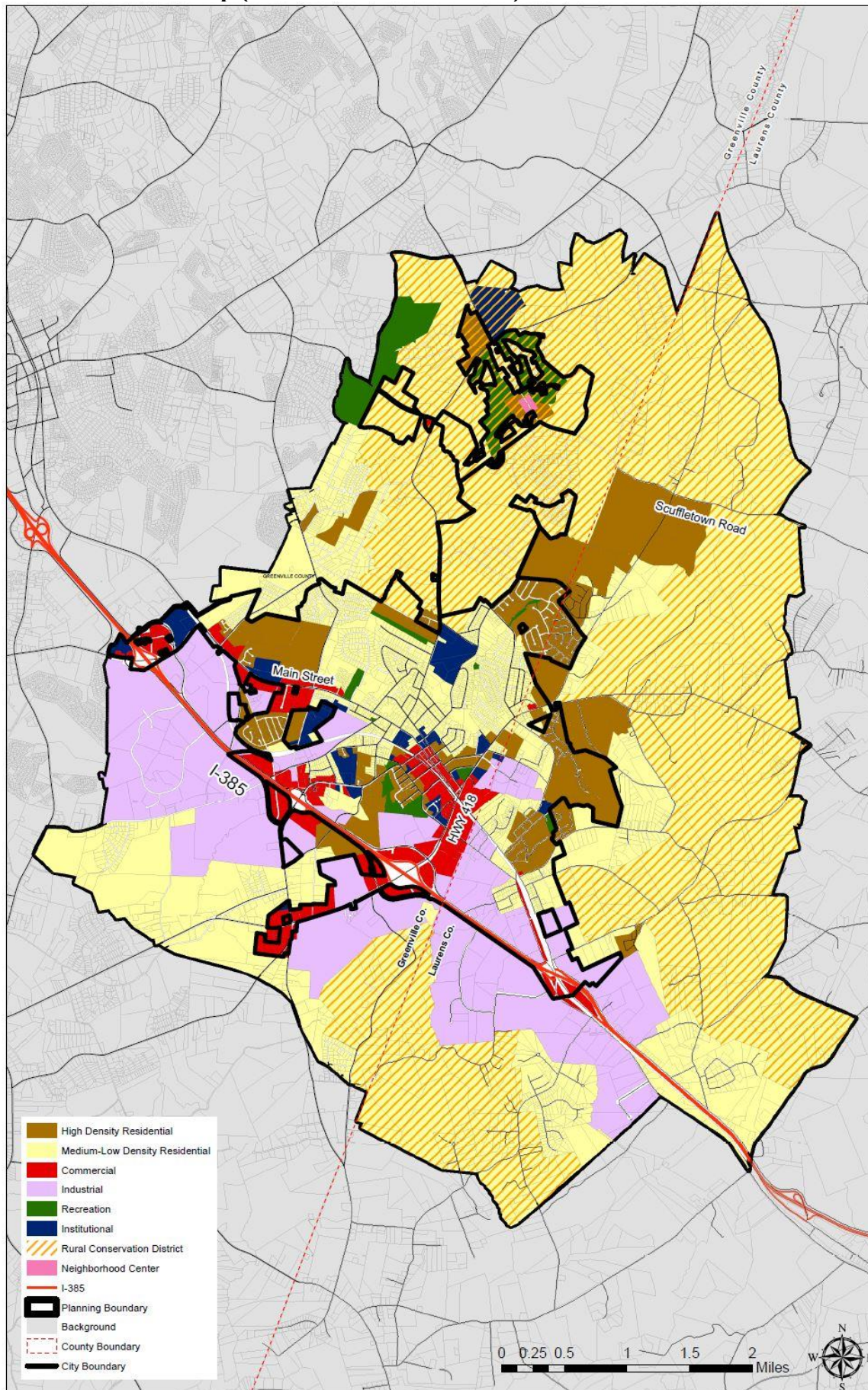
STAFF RECOMMENDATION: Approval of annexation, rezone to I-1 Industrial

[illegible]

Zoning Map (source: Greenville County GIS):



Future Land Use Map (source: 2017 Master Plan):



Site Photos:





**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE 2022-6**

**AMENDING SECTION 12:4 OF APPENDIX A (ZONING) OF THE CODE
OF ORDINANCES OF THE CITY OF FOUNTAIN INN, SOUTH
CAROLINA, 1992, AS AMENDED (“CODE”).**

WHEREAS, the City Council (“Council”) of the City of Fountain Inn (“City”) finds:

- (a) The Council is authorized and empowered to provide for its internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975;
- (b) Section 12:4 of Appendix A of the City Code provides, among other things, a mechanism through which the Council is entitled to reject a recommendation from the Planning Commission; and
- (c) The Council desires to clarify certain aspects of Council’s procedure for rejecting the Planning Commission’s recommendation.

NOW, THEREFORE, the Council ordains:

1. Amendment. Section 12:4 of Appendix A of the Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendation of the Planning Commission on each proposed zoning amendment. If no recommendation is received from the Planning Commission within 30 days from the date of public hearing, ~~it then the Planning Commission~~ shall be deemed to have approved the proposed amendment. The City Council may reject any recommendation of the Planning Commission by a favorable vote of two-thirds of the Council members present and voting. If the Planning Commission fails to recommend approval of a request for an amendment, the City Council may reject the recommendation of the Planning Commission by a favorable vote of five members of the Council including the Mayor.

2. Codification. The amendment to section 12:4 of Appendix A of the Code shall be codified as part of the Appendix A (Zoning) of the Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended, or as otherwise provided as part of the City’s next re-codification.

3. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

4. Effective Date. Any ordinance introduced prior to this Ordinance’s enactment must proceed through three readings on three separate days as if this Ordinance had not been enacted. Any ordinance introduced after this Ordinance’s introduction must proceed according to this Ordinance.

[ONE SIGNATURE PAGE FOLLOWS]
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CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Sandra H. Woods, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: June 9, 2022
Second Reading / Final Approval: July 7, 2022