



Minutes

Fountain Inn, South Carolina Regular City Council Meeting Thursday, June 10, 2021 - 6:00 PM

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present.

Staff present: Shawn Bell, David Holmes, Sandra Woods, Rebecca Mejia-Ward, Eduardo Noriega, Russell Slatton, Lori Cooper, Russ Haltiwanger, Roger, Case, Michael Hamilton, Greg Gordos, Clark Kunz and Jared Atwood

2. Invocation

Councilmember Mahony gave the invocation.

3. Pledge of Allegiance

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

Patrick Jarrett, Hillcrest High School Principal introduced himself to Council.

Waverly Wilkes - Gray Engineering - Parsons Road Annexation

5. Presentation

a. Police Awards

Police Chief, Michael Hamilton presented Roger Case with a plaque from the Police Department and thanked Roger for his service and dedication

to the City of Fountain Inn.

Chief Hamilton introduced Deuce to Council. Deuce is a new addition to our K-9 program. Deuce has passed his narcotics certification.

Chief Hamilton presented Earthwise Pets and Fountain Inn Animal Clinic a plaque in appreciation of their support of the K-9 Program.

b. Roger Case, Public Works Director - Retirement

Mayor McLeer and Council congratulated Roger Case on his retirement. Roger served the city for 33 years as the city's Public Works Director.

c. First Tryon

Shawn Bell stated the city has two upcoming major projects: A Natural Gas/Public Works facility and Main Street Streetscape's extension. Ray Jones with Parker Poe and David Cheatwood with First Tryon reviewed the funding options for these projects.

6. 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 6, 2021, Budget Workshop Minutes, and May 13, 2021, Regular Council Meeting Minutes.

Approve the Preliminary April 2021 Financials.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to Approve the May 6, 2021, Budget Workshop Minutes, the May 13, 2021, Regular Council Meeting Minutes and approve the Preliminary April 2021 Financial Statement.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

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

a. Reports

8. Unfinished Business -

a. Second Reading - Ordinance 2021-5 - FY 2021-2022 Proposed Budget

Shawn Bell reviewed the FY 2021-2022 Proposed Budget highlights with Council. He confirmed that there were no changes since first reading.

Motion by Councilmember Blackstone, second by Councilmember Mahony to Approve Ordinance 2021-5 on second reading.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

b. First Reading - AX 2021-1 - Pine Ridge Subdivision to annex 28.79 acres on N. Nelson Drive and Old Fairview Road into the City limits of Fountain Inn; zone TMS# 0342000100600 to R-10, Residential District and assign parcel to Council Ward 5.

Shawn Bell stated AX 2021-1 would annex 28.79 acres on N. Nelson Drive and Old Fairview Road into the city limits of Fountain Inn; zone TMS #0342000100600 to R-10, Residential District and assign parcel to Council Ward 5. The Planning Commission voted unanimously 4/0 to approve the annexation at the April 5, 2021 meeting. No one spoke in opposition.

David Holmes, City Attorney, reminded Council that AX-2021-1 was presented on first reading at the April 8th council meeting and the motion failed. Council will need to vote to rescind that motion.

Motion by Mayor McLeer, second by Councilmember Dearybury to reconsider AX 2021-1.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: Mayor Pro Tem Clemmer

The motion carried unanimously 6/1.

Motion by Councilmember Mahony, second by Councilmember Blackstone to Approve AX 2021-1 on First Reading.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Dearybury, Councilmember Blackstone

Nay: Mayor Pro Tem Clemmer, Councilmember Thomason, Councilmember Cunningham

The motion carried unanimously 4/3.

c. Second Reading - AX 2021-2 - Annex 139.6 acres of Parsons Road, TMS#0562020100201 and part of parcel 0562010102910 to R-12, Residential District and assign parcel to Council Ward 5

Shawn Bell stated that AX 2021-2 would annex 139.6 acres on Parsons Road into the city limits of Fountain Inn; zone TMS #0562020100201 and part of TMS #0562010102910 to R-12, Residential District and assign parcel to Council Ward 5. The Planning Commission voted 3/0 in favor of the annexation and zoning at the May 3, 2021 meeting. No persons at the public hearing spoke in opposition to the request, although several Greenville County residents along or near Parsons Road have inquired about public notice signs including concerns over existing road width.

Mr. Bell reviewed with Council the Developer Agreement that was requested after first reading.

Discussion

Motion by Councilmember Thomason, second by Councilmember Dearybury to approve AX 2021-2 on Second Reading.

Roll Call Vote:

Aye: Councilmember Mahony, Councilmember Dearybury,
Councilmember Cunningham, Councilmember Blackstone

Nay: Mayor McLeer, Councilmember Thomason, Mayor Pro Tem
Clemmer

The motion carried unanimously 4/3.

- d. Second Reading - TX 2021-1 - to amend Article 5, District Regulations of the City of Fountain Inn Zoning Ordinance; To amend Section 5:6 - C-2 Commercial District; To amend Article 8. - Special Provisions for uses Permitted; To amend Section 8:1. - Home Occupation uses and various provisions relating thereto**

Greg Gordos reviewed TX 2021-1 in detail with Council.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Cunningham to Approve - TX 2021-1 on second reading.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

9. New Business -

- a. First Reading - Ordinance 2021-6 - An Ordinance of the City of Fountain Inn authorizing the sale of a parcel of land owned by the city on Main Street, being known as a portion of Greenville County TMS#0325000100700 to the Nelson Company, LLC and retaining a Natural Gas Easement Thereon, and other matters related thereto**

Mr. Bell explained that ordinance 2021-6 authorizes the sale of a parcel of land owned by the City of Fountain Inn on Main Street, TMS#0325000100700 to the Nelson company, LLC and retaining a Natural Gas Easement.

The city secured a MAI appraisal on the property that determined the fair market value of the property is \$10,000. The City believes that the portion of the property to be sold should be declared surplus; that the sale price for the property must be \$10,000 payable at closing and the Nelson company LLC must execute an easement, satisfactory to the City, for the natural gas facility currently existing on the property.

Motion by Councilmember Cunningham, second by Councilmember Dearybury to Approve Ordinance 2021-6 on First Reading.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

b. Gas Office Policy Update

Eduardo Noriega reviewed the Gas Office Policy update with Council.

He explained that requiring a customer to show a valid ID and proof of ownership or rental agreement is an antiquated practice that in today's environment is an unnecessary burden. Most utilities are requiring a SS# for a credit check.

In consulting with the Finance Department he arrived at the conclusion that as the gas department moves away from selling appliances at the main office and moves to a virtual showroom, the financing of appliances at an interest-free rate is no longer practical.

Motion by Councilmember Thomason, second by Councilmember Mahony to Approve Gas Office Policy Update.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

c. Authorizing the City Administrator to execute a Design-Build contract with Reeves Young for a Public Works/Natural Gas Facility

Mr. Bell explained that he reviewed 14 responses to an RFP for the Design-Build of the Public Works/Natural Gas Facility. Reeves Young was chosen as the top candidate. Council heard a presentation from Reeves Young at the May 6th Council Workshop. Mr. Bell requested Council to authorize him to execute a contract with Reeves Young.

Motion by Councilmember Mahony, second by Councilmember Blackstone to authorize the City Administrator to execute a Design-Build contract with Reeves Young for a Public Works/Natural Gas Facility.

Roll Call Vote:

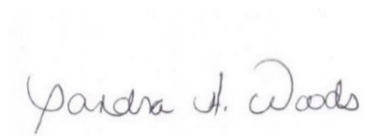
Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Cunningham, Councilmember Blackstone

Nay: None

The motion carried unanimously 7/0.

10. Adjourn

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to adjourn the meeting. The motion carried unanimously.

A handwritten signature in blue ink that reads "Sandra H. Woods". The signature is written in a cursive, flowing style.

Sandra H. Woods, CMC
Municipal Clerk