



AGENDA

**Council Chambers
300 Wall Street, Fountain Inn, SC 29644**

FORMAL MEETING OF CITY COUNCIL

Thursday, December 12, 2024 at 6 p.m.

Citizens may access the meeting at the following YouTube address:

<https://www.youtube.com/@cityoffountaininn3536>

1. Call to Order
2. Public Hearing
 - a. Removal of GCRA Deed Restrictions on Greenville County Parcels: 0345000100606, 0345000100605, and 0345000100600
3. Invocation and Pledge of Allegiance
4. 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.
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. Minutes from November 14, 2024 Regularly Scheduled Council Meeting
6. City Administrator's Report - Shawn M. Bell
 - a. Department Reports
7. Unfinished Business
8. New Business
 - a. Approval of the 2025 Council Meeting Schedule

Council may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

- b. An ordinance to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance.
- 9. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.
 - a. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of employees in the Administration, Judicial, Community Relations, Finance, Human Resources, Police, Fire, Public Works, Planning & Development, Recreation, and Natural Gas departments.
 - b. The receipt of legal advice where the advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege or the position of the public agency in other adversary situations involving the assertion against the agency of a claim—Greenville County tax bills.
- 10. Adjourn

Council may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, November 14, 2024 - 6:00 p.m.

1. Call to Order

Mayor McLeer called the meeting to order at 6 p.m.

The following members of City Council and staff were in attendance: GP McLeer, Jay Thomason, Phil Clemmer, Mack Blackstone, Jason Sanders, John Don, Joey Garrett, Shawn Bell, Russ Slatton, Jason Knudsen, Patrick Fortenberry, Russ Alexander, Eduardo Noreiga, Kira DeLoache, Melissa Woods, James Rice, and Elizabeth Adams.

2. Invocation and Pledge of Allegiance

3. Introduce New Employees

Chief Alexander introduced his new employees, Tarren Patrick and Rodney Crenshaw. Chief Fortenberry introduced his new employee, Jared Slocum.

- a. Tarren Patrick, Fire Department**
- Rodney Crenshaw, Fire Department**
- Jared Slocum, Police Department**
- Christopher Moore, Recreation**
- Myles Prosser, Recreation**

4. Recognitions

Community Relations Director, Martin Lane, introduced the Civics Academy graduates.

- a. 2024 Fountain Inn Civics Academy Graduates**

5. 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.

Noel Delayla with Ripple Fiber out of Charlotte, NC spoke regarding the 2nd reading of Ordinance 2024-09.

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.

Motion by Councilman Clemmer, seconded by Councilman Garrett to approve the Consent Agenda.

The motion carried unanimously 7/0.

a. Regularly Scheduled Meeting Minutes October 10, 2024

b. Special Called Meeting Minutes November 7, 2024

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

Mr. Bell covered the following items: Main Street streetscape, CTC, is finalizing the electrical plans and out to bid in late 2024. Woodside Connector will be completed by the end of December. Phase 2 will begin for the parking in the old gas lot. The Municipal Complex program meetings have been scheduled and will start next week. Christmas in our Town, carriage ride tickets are currently on sale and selling out quickly. December 7th we will hold the annual Rudolph Run. Recreation fall sports wrapped up and we are the 12 U champions. Basketball and wrestling started. The Chamber's annual Christmas Parade will be held on December 4th. Younts Center Lion King Jr, Broadway music, and Christmas Carol the musical is starting in December.

Mayor McLeer asked for an update on the debris pickup. Mr. Bell gave an update explaining our contractor did a great job picking up City streets and we are waiting on SCDOT roads to get picked up due to their own contractors.

a. Department Reports

8. Unfinished Business

a. Second and Final Reading of Ordinance 2024-09 authorizing the execution and delivery of a franchise agreement between the City and Ripple Fiber; and providing for related matters.

Motion by Councilman Sanders, second by Councilman Blackstone to approve the Second and Final Reading of Ordinance 2024-09 authorizing the execution and delivery of a franchise agreement between the City and Ripple Fiber; and providing for related matters.

The motion carried unanimously 7/0.

b. Second and Final Reading of Ordinance TX-2024-01 to amend appendices A & B of the City of Fountain Inn Code of Ordinances.

Motion by Councilman Blackstone, seconded by Mayor Pro Tem Don to approve the Second and Final Reading of Ordinance TX-2024-01 to amend appendices A & B of the City of Fountain Inn Code of Ordinances.

The motion carried unanimously 7/0.

9. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.

No executive session was held.

10. Adjourn

Motion by Councilman Clemmer, seconded by Councilman Sanders to adjourn the meeting.

The motion carried unanimously 7/0.

CITY ADMINISTRATOR REPORT



Agenda Date: December 12, 2024

To: Mayor and City Council

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

Administration

- Woodside Streetscape
 - The power meter for streetlights will be installed, at the latest, by January 7th
 - Expected completion by the end of January 2025
- Main Street Streetscape
 - CoTransCo opened bids on December 11th
 - The contract will be negotiated, and mobilization should begin by early 2025
- Woodside Connector
 - Contractor is working on the ADA transition as the trail crosses Fairview Street
 - Expected completion by the end of January 2025
- Parking Lot revitalizations
 - Permits have been submitted for the former NG/PW complex parking lot project
 - The project will be ready for advertising in early 2025
- Municipal Complex
 - Programming meetings have been held
 - The total square footage will be developed from the programming data
- Durbin Creek Sewer Rehabilitation
 - 67,000 linear feet (12 miles) of sewer mains have been cleaned & CCTV inspected
 - 8,000 linear feet (out of 46,000) have been lined with CIPP
 - 64 of the 71 scheduled point repairs have been completed
 - 181 manholes still need to be repaired

Community Relations

- Upcoming Events
 - Christmas Inn Our Town (through December 19th)
 - <https://www.mainstreetfountaininn.com/christmas-inn-our-town>
 - Carriage and Trolley Rides through December 19th (excluding December 12th)

Human Resources

- Finance
 - Accounting Manager - One vacancy; offer extended
- Natural Gas
 - Gas Tech I-III - One vacancy; interviews in process
 - GIS Technician - One vacancy; applications under review
- Planning & Development
 - Code Enforcement Officer – One vacancy; applications under review
- Police
 - Patrol Officer - One vacancy; post-offer screenings in process
 - Animal Control - One vacancy; screenings in process
 - Community Police Officer - One vacancy; applications under review
 - Dispatch - One vacancy; interviews and screenings in process
- Public Works
 - Public Works Director - One vacancy; executive search agency engaged
- Recreation
 - Recreation Coordinator – One vacancy; applications under review
 - Part-time positions - interviews in process

Judicial

- November 2024
 - 212 Total Cases
 - 54 criminal and 158 traffic
 - 164 pending cases
 - 19 cases disposed
- Jury trials are scheduled for January 27-31, 2025

Natural Gas

- Gas Supply
 - Deliveries for November 2024
 - Gas volume of 90,488 Dekatherms
 - Gas consumption for November 2024 was 25% lower than November 2023 and 20% lower than the November three-year average
 - Lowest November consumption level since 2017
- Gas Prices/Rates
 - The price of natural gas for December 2024 settled at \$3.431 per Dekatherm, representing a \$1.085 decrease from November's price
 - PEAK Prepay Reset

- Prepay discount of \$0.25/Dth from June 1, 2018, has increased to \$0.43/Dth until June 30, 2032
- Operations
 - Key Indicators
 - 2,317 feet of new service lines (37) were installed
 - 36,550 feet (709) installed Y-T-D
 - 11,025 feet of new main lines were installed
 - 106,348 feet installed Y-T-D
 - Average of 38 hours of training per employee Y-T-D
 - 12,415 active customers

Planning & Development

- Building & Codes
 - November 2024
 - 31 permits issued with a total valuation of \$5,490,557
 - 268 inspections
 - 13 residential plan reviews and three commercial plan reviews
 - 49 certificates of occupancy issued

Police

- Key Indicators for November 2024
 - 1,416 calls for service (17,569 Y-T-D)
 - 295 inbound 911 calls
 - 176 citations issued (1,590 Y-T-D)
 - 175 warnings issued (2,208 Y-T-D)
 - 43 collisions (363 Y-T-D)

Public Works

- The South Carolina Sports Field Managers Association (SC SFMA) has named Emanuel Sullivan Sports Complex the 2024 Sporting Grounds Field of the Year

Recreation

- Fall Sports
 - SCAP Tackle Football All-Star Playoffs
 - 12U won the Western District and Upper State Championships
 - Will play for the State Championship on December 14th vs. Marlboro County at 4:00 p.m. at Rock Hill District Three Stadium
- Winter Sports
 - Basketball

- Practices began on November 21st
 - Games begin on January 6th
 - Playoffs begin February 6th
- Wrestling
 - First Jr. Fury match night was held on November 26th
- 2024 Rudolph Run
 - 218 participants (175 in 2023)
 - \$2,450 raised from Race Sponsors; \$4,603 raised from registrations
 - Benefiting The Miriam Foundation & The FIKE Center

Younts Center for Performing Arts

- A Christmas Carol - The Musical
 - December 13th - 14th at 7:30 p.m.
 - December 14th - 15th at 3:00 p.m.
- Ribbon Cuttings
 - The Groom Bar on December 13th at noon
 - The Mill on December 17th at 4:00 p.m.

Assistant City Administrator – November 2024

PROJECT HIGHLIGHTS

- **Main Street, Street Scape.** The project was advertised on November 6th and bids will be opened on December 11th. Contract will be negotiated and mobilization will start early in 2025.
- **Woodside Streetscape.** Power meter for streetlights will be installed, at the latest, January 7th. This project should be completed in January 2025.
- **Woodside Connector.** Concrete repair for the ADA transition is still needed as the trail crosses Fairview. This project should be completed in January 2025.
- **Durbin Creek Sewer Rehabilitation.** 67,000 LF, 12 miles, of Sewer mains have been cleaned and CCTV inspected. Have completed 8,000 LF of scheduled 46,000 LF Cured In Place Pipe (CIPP) lining. Completed 64 of the schedule 71 point repairs. 0 of the 181 man holes have been repaired, contractor has mobilized and repairs will start soon.
- **Parking Lot Revitalization Project.** Have designs for Wall Street parking lot, new parking lot will add 4 ADA accessible spots and approximately 61 additional spots for the downtown area. Submitting DHEC permits and project will be ready for advertisement.
- **Stormwater Model.** The engineering team has completed the Executive Summary and will brief city staff on Thursday, December 5th.
- **Municipal Complex.** Conducted programming for Finance, Police, Fire, Municipal Court, Human Resources, Community Relations, Planning and Development, Council and Administration. Will work through the programming data and develop the total square footage for the new municipal complex.
- **Fire Station #3.** Had meeting with design team December 4th, working on refining the programming phase and starting development of a floorplan.
- **Swamp Rabbit Trail Dam.** Have completed the surveying and initial plans for dam repair. Had meeting on December 3rd and discussed repair options with property owner, Engineers and staff. Next step is to obtain quotes on the needed repairs.

November 2024 Council Report

Downtown in November



Visits

#102.8K

Visitors

#52.8K

Visit Frequency
1.95

No events in November

YTD

Visits

#1.2M

Visitors

#191.9K

Average Dwell Time

44Min

Visit Frequency

6.01visits

Event Attendance

12/3 Tree Lighting

#3.9K

12/4 Parade

#7.9K

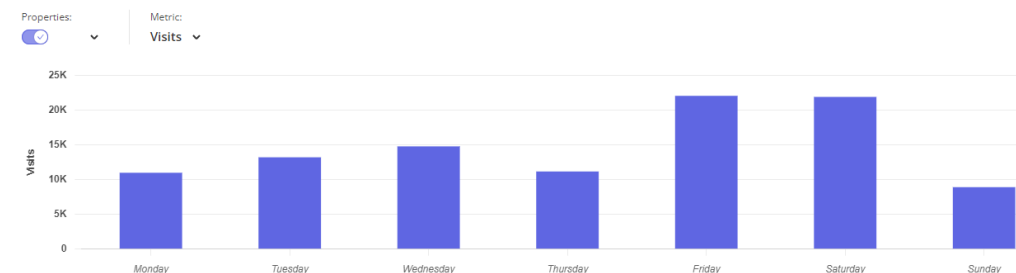
12/7 Holiday Carnival

#5.7K

Visitor Information

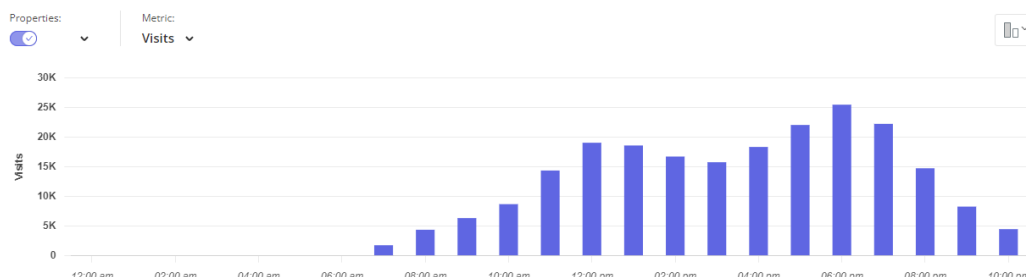
Daily Visits - November 2024

Daily Visits



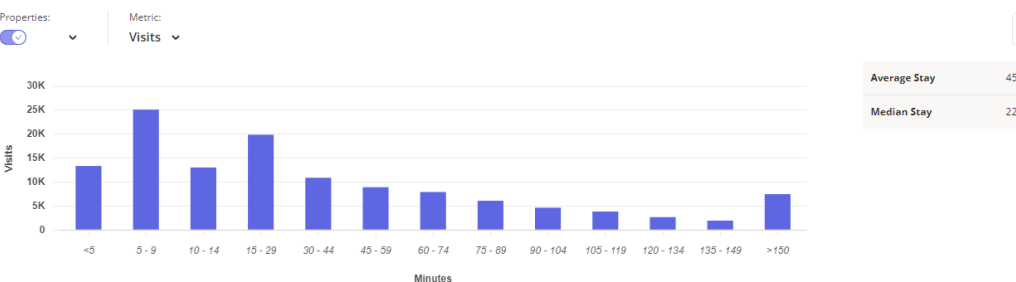
Hourly Visits - November 2024

Hourly Visits



Length of Stay - November 2024

Visit Duration



Average Stay 45
Median Stay 22

Visit Trend - November 2024

Visits Trend



November 2024 Council Report

Website & Social Media



Search Queries - November 2024

Organic Google Search query	Organic Google Search clicks	Organic Google Search impressions	Organic Google Search click through rate	Organic Google Search average position
Total	2,110 100% of total	21,253 100% of total	9.93% Avg 0%	20.87 100% of total
fountain inn	11	2,535	0.43%	8.22
fountain inn sc	7	2,364	0.3%	11.31
fountain inn south carolina	2	799	0.25%	9.80
fountain inn carriage rides	556	647	85.94%	1.00
fountain inn christmas parade 2024	128	367	34.88%	2.00
fountain inn restaurants	0	348	0%	5.30
fountain inn carriage rides 2024	288	343	83.97%	1.00
city of fountain inn	0	258	0%	8.09
fountain inn market	7	231	3.03%	2.01
fountain inn food market	1	213	0.47%	5.48

Pageviews - November 2024

Page title and screen class	Views	Active users	Views per active user	Average engagement time per active user	Event count All events
Total	20,863 100% of total	6,900 100% of total	3.02 Avg 0%	36s Avg 0%	51,010 100% of total
Christmas Inn Our Town Main Street Fountain	7,355	4,537	1.62	25s	21,961
Carriage Rides Main Street Fountain	3,956	1,854	2.13	22s	11,557
Main Street Fountain Inn	2,412	1,195	2.02	22s	5,722
Events Main Street Fountain	2,182	793	2.75	27s	3,545
Carriage Rides	977	142	6.88	32s	1,007
Christmas Inn Our Town	669	96	6.97	35s	686
things to do Main Street Fountain	564	201	2.81	28s	642
Christmas Parade Main Street Fountain	355	258	1.38	14s	1,228
Merry Market Main Street Fountain	256	133	1.92	14s	502
Tree Lighting Ceremony Main Street Fountain	201	130	1.55	16s	559

User Acquisition - November 2024

First user prim...Channel Group)	Total users	New users	Returning users
Total	29,662 100% of total	29,145 100% of total	5,384 100% of total
Organic Search	12,928	12,784	2,972
Referral	5,986	5,974	1,126
Organic Social	5,414	5,409	395
Direct	4,321	4,174	878
Paid Social	761	761	9

Monthly

Facebook

Views
#128.9K

Followers
#7.6K

Link Clicks
#1.8K

Interactions
#1.5K



Instagram

Views
#1.2K

Followers
#167

Link Clicks
#2

Reach
#469



FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Monthly Highlights

Annual Audit

Auditors, Mauldin & Jenkins, are scheduled to be on site for FY 24 fieldwork during the week of December 16, 2024. Finance will continue to work toward closing FY2024 and providing the auditors with the needed information.

Other

Finance is currently working with a consultant with MRB Group to review current finance operations. The consultant has many years of experience with the Municipal Association of South Carolina and assisting other local municipalities with multiple aspects of their operations. In particular, the consultant is helping identify potential missed business license and hospitality tax revenue.

Business License

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	44	243	1,174
TOTAL BUSINESS LICENSE REVENUE	\$52,360	\$233,637	\$1,588,588
HDL – COLLECTED REVENUE	*N/A	\$9,709	\$59,517

**HDL revenue report not available until the 15th of every month*

Hospitality

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL COMPANIES/FOOD TRUCKS	55	55	60
TOTAL HOSPITALITY TAX REVENUE	*\$78,058	*\$272,591	\$670,354

**Revenue is collected in the subsequent month. Revenue reported is for transactions through 10/31/2024.*

FINANCE – UTILITY BILLING DIVISION

Service Lines	Current	YTD	Prior Year
New Service Line Applications	36	270	1,062
Service Lines Completed	43	308	906
Total Amount Billed	Current	YTD	Prior Year

Total Gas Billed	\$177,134	\$432,469	\$11,209,147
Aging 30 days	-\$7,057	N/A	\$799
Aging 60 days	\$370	N/A	\$7,818
Aging 90 days	\$435	N/A	\$-15,083
Aging 120+ days	\$359,144	N/A	\$372,323
New Applications	Current	YTD	Prior Year
New Customer Applications	170	967	2,457
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	980	6,455	24,162
Credit Card Payments	7,547	37,171	88,132
ACH Payments	1,256	6,877	18,182
Cash & Check Payments	9,579	33,932	121,691

(-) A/R balances include unapplied overpayments for customers who take advantage of budget billing

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 184 calls for November (30 overlapping)
- Multiple trainings and community events completed
- Hose testing completed
- Awards Ceremony plans completed
- Assisted with events around the City

DEPARTMENT HIGHLIGHTS

Current Projects

- Station 3 plans are moving forward. Architect is beginning site plans and first building drawings
- Close to full implementation of new RMS

Upcoming

Probationary testing
Training facility proposal



City of Fountain Inn - Human Resources Monthly Report - November 2024

Home Department**	October Headcount	November Hires / Transfers In	November Terms	November Transfers Out	November Headcount	DIVERSITY					
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	2	0	0	0	2	0	0	0	2	0	0
000412 / Judicial	5	0	0	0	5	0	0	0	4	1	0
000413 / Council	8	0	0	0	8	0	0	1	7	0	0
000414 / Community Relations	6	0	1	0	5	0	0	0	5	0	0
000416 / Finance	11	0	1	0	10	0	3	0	7	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	38	3	0	0	41	0	3	4	33	0	1
000422 / Fire	31	1	0	0	32	0	1	1	30	0	0
000424 / Public Works	3	0	0	0	3	0	1	0	2	0	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0	0
000431 / Parks/Grounds Maintenance	7	0	0	0	7	0	1	0	6	0	0
000432 / Sanitation	10	0	0	0	10	0	4	0	6	0	0
000434 / Sewer	4	0	0	0	4	0	0	0	4	0	0
000451 / Recreation	40	2	0	0	42	0	13	1	28	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	17	1	0	0	18	0	0	1	17	0	0
Totals:	191	7	2	0	194	0	26	10	156	1	1

**Based on Home Departments

FULL TIME 147 / PART TIME 47

Recruitment Status for Open Positions - AS OF 12/5/2024

416 Finance: Accounting Manager (1) Vacancy; interviews in process
421 Police: Patrol Officer (1) Vacancy; post offer screenings in process
421 Police: Animal Control (1) Vacancy; screenings in process
421 Police: Community Police Officer (1) Vacancy; open, applications under review
421/422 Dispatch: Dispatcher (1) Vacancy; interviews & screenings in process
424 Public Works Director: (1) Vacancy; executive search agency engaged

425 P&D: Codes Enforcement Officer (1) Vacancy; open, applications under review
451 Recreation: Recreation Coordinator (1) Vacancy; open, applications under review
451 Recreation: Part Time & Officiants - interviews in process
510 Gas Tech I - III: (1) Vacancy; interviews in process
510 GIS Technician: (1) Vacancy; applications under review

NOVEMBER NEW HIRES	Department	Title
Beach, Joshua	000421	Police Officer - Recruit
Robertson, Kerigan	000421	Police Records Technician
Slocum, Jared	000421	Police Officer - Certified
Toller, Jake	000422	Firefighter
Greene, Julian	000451	Sports Official
Prosser, Myles	000451	Recreation Supervisor
Youwakim, Jaden	000510	Gas Technician II

Offers Accepted as of 12/5/2024
421 SRO - Starting TBD
422 Firefighter (PT) - Starting TBD

JUDICIAL DIVISION DEPARTMENT SUMMARY

November Case Status

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS
CASE TOTALS	54	158	212
TRANSFERRED CASES	23	6	29
DISPOSED CASES	3	16	19
PENDING CASES	28	136	164

DEPARTMENT HIGHLIGHTS

Current Projects:

- Jury trials scheduled for the week of January 27 through 31, 2025.

Fountain Inn Natural Gas

GAS SUPPLY

Gas Volume and Consumption:

- **November Gas Volume:** 90,488 Dths
- **November Consumption:** 25% lower than November 2023 and 20% lower than the 3-year average for November. We had not seen this low consumption level for November since 2017.

Natural Gas Pricing:

- **December Gas Price:** \$3.431 per Dekatherm
- **Change from November:** Increased by \$1.085 per Dekatherm.
 - Note: This price reflects the commodity cost only. The final "Cost of Gas" includes additional factors such as transportation which affect FING's monthly billing.

PEAK Prepay Resets:

FING's original prepay discount of \$0.25/Dth, established on June 1, 2018, was recently renegotiated with Council's approval this past June. I'm pleased to inform you that the discount has been increased to \$0.43/Dth, effective until June 30, 2032.

GAS OPERATIONS

- **FING Implements Management of Change Process (MOC):** In response to strong recommendations from federal and state regulators, FING has implemented the MOC process. This structured approach ensures changes are assessed, planned, and implemented safely, effectively, and with minimal risk, while managing their impact on operations, safety, and compliance.
- **Installation Pace:** We are installing gas mains and services at a record-setting pace, with no signs of slowing down. We currently serve 12,415 active customers. See key indicators below.

Following the devastating impact of Helena that washed away the plastic pipe plant in Tennessee, the potential for a plastic pipe shortage became a serious concern. In response, we acted promptly by developing a plan and securing approval to purchase \$178,000 worth of plastic pipe.

The photo below highlights our acquisition, consisting of five different sizes totaling 85,000 feet of pipe. To accommodate upcoming grading and asphaltting work at the back of the UC, we are temporarily storing the pipe off-site.



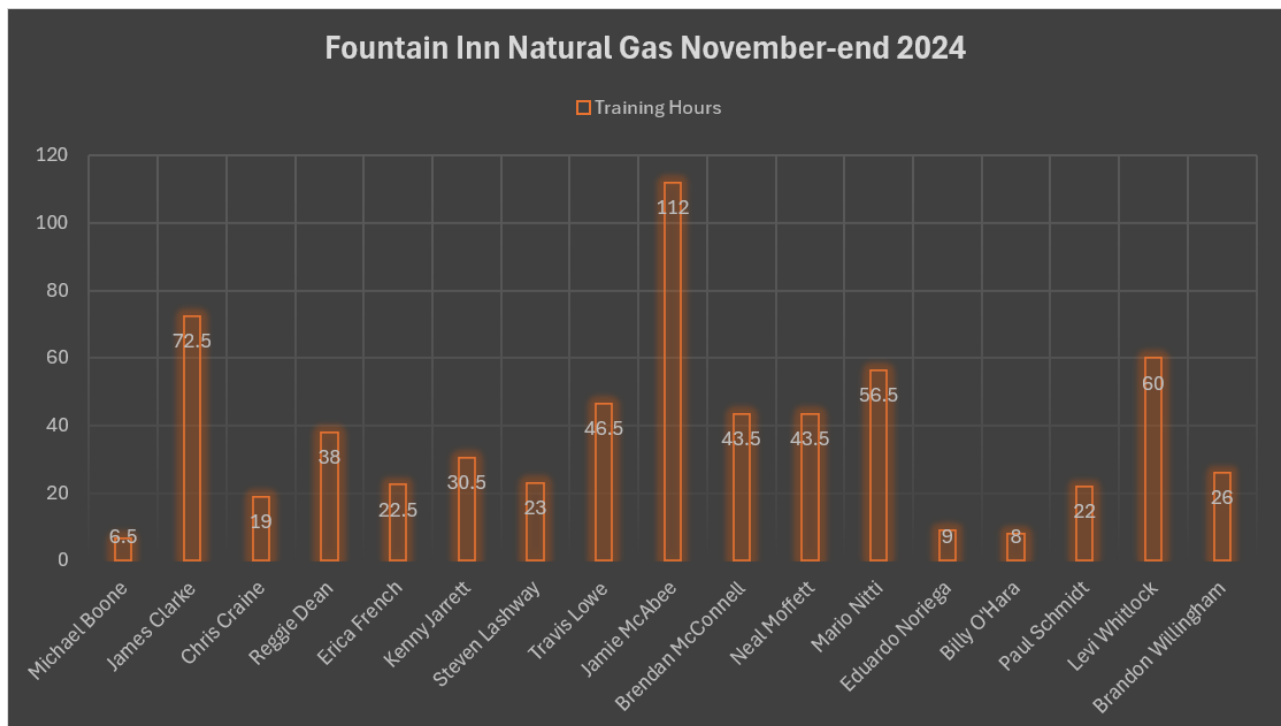
- **Personnel:** We still have one Gas Tech. position opened, and we hope to fill the position in the coming weeks.
- **Williams/Transco City Gate:** FING's city gate, where we purchase our gas, is outdated and inadequate for the significant growth we've experienced over the past decade. Williams has formally requested our assistance with three key initiatives:
 - Expand the size of the pipeline supplying gas to the FING city gate.
 - Replace the existing metering station with a larger facility.
 - Transfer gas pressure control to FING.

This rebuild involves many moving parts and will require meticulous planning and a substantial financial commitment from FING. We are still assessing costs and expect to have preliminary figures in the coming weeks.

The replacement of the station is tentatively scheduled for spring/summer 2026.

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	11,025 ft.	106,348 ft.
NEW SERVICE LINES INSTALLED	37 SL; 2,317 ft.	709 SL; 36,550 ft.
AVERAGE HOURS OF EMPLOYEE TRAINING		38 hours



SC/NC RESIDENCIAL GAS RATES

- Below are the names and rates of other gas providers in the Carolinas for a comparison. Please note that every company has a completely different rate structure, fixed costs, and other factors that make it challenging to make an exact comparison.

SOUTH CAROLINA/NORTH CAROLINA GAS RATE COMPARISONS					
November 2024					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
CITY OF DANVILLE, VA	Residential	\$12.15	\$0.84630	50.00	\$54.47
CITY OF ORANGEBURG, SC	Residential	\$11.50	\$0.91219	50.00	\$57.11
GREENWOOD CPW, SC	Residential	\$10.00	\$0.94500	50.00	\$57.25
CITY OF SHELBY, NC	Residential	\$8.50	\$1.00767	50.00	\$58.88
FOUNTAIN INN, SC	Residential	\$10.00	\$0.99640	50.00	\$59.82
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.10000	50.00	\$60.00
FORT HILL NATURAL GAS, SC	Residential	\$10.00	\$1.03000	50.00	\$61.50
DOMINION, NC	Residential	\$10.00	\$1.07690	50.00	\$63.85
PIEDMONT, SC	Residential	\$8.00	\$1.15083	50.00	\$65.54
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.15005	50.00	\$66.75
CITY OF MONROE, NC	Residential	\$10.00	\$1.23547	50.00	\$71.77
CHESTER COUNTY, SC	Residential	\$6.50	\$1.31012	50.00	\$72.01
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.41940	50.00	\$84.97
DOMINION, SC	Residential	\$10.90	\$1.67064	50.00	\$94.43
PIEDMONT, NC	Residential	\$10.00	\$1.76046	50.00	\$98.02
CLINTON-NEWBERRY, SC	Residential	\$12.15	n/a		
GREER CPW, SC	Residential	\$10.00	n/a		
LAURENCE CPW	Residential	\$10.00	n/a		
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a		
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a		

PLANNING & ZONING

Boards & Commissions

Planning Commission (November 21st)

- PZ-2024-06
 - Request: FRD, Flexible Review District
 - TMS: 0346000200400 & 0346000200300
 - Location: 300 Jones St. & 100 Ellison St.
 - Current Zoning: C-2 (Commercial)
 - Vote: 5-0, for approval

- SP-2024-07
 - Request: Approval of Street Names
 - TMS: 0354000100309 & 0354000100300
 - Location: Speedway Dr
 - Current Zoning: FRD (Flexible Review District)
 - Vote: 5-0, for approval

Board of Zoning Appeals

- No applications were submitted, and the meeting was canceled.

BUILDING AND CODES

INSPECTIONS	NOVEMBER	OCTOBER
ALL CONSTRUCTION	268	398
REINSPECTIONS	10	2
TOTAL INSPECTIONS	268	398
PERMITS ISSUED	31	33
SUBMITTED PERMITS	27	38
NEW SINGLE FAMILY	8	8
NEW MULTI-FAMILY (UNITS)	0	0
NEW COMMERCIAL	0	1
CERTIFICATES OF OCCUPANCY-ISSUED	49	53
REMODEL/ADD. RESIDENTIAL	3	1
REMODEL/ADD. COMMERCIAL	2	2
SIGN/ROOFING/SOLAR/MISC TRADE	14	26
COMMERCIAL PLAN REVIEWS	3	3
RESIDENTIAL PLAN REVIEWS	13	11

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	NOVEMBER	OCTOBER
VEHICLES/OTHER	3	3
BUILDING – UNSAFE CONDITIONS	0	1
PROPERTY MAINTENANCE	0	3
TOTAL COMPLAINTS	3	7

FINANCIAL SUMMARY

FINANCIAL STATISTICS	NOVEMBER	OCTOBER
TOTAL VALUATION	\$5,490,557	\$3,439,457
TOTAL PERMIT FEES COLLECTED	\$15,319.50	\$29,281.22
TOTAL PLAN REVIEW REVENUE	\$6,775	\$13,110



Police Department *November 2024 Monthly Report*



Thanksgiving Lunch for Seniors





Officer Slocum Swearing-In Ceremony



Officer Loyola Academy Graduation



FIPD Collecting Toys for Annual Christmas Giveaway



"Bringing joy *Inn*side kid's hearts this Christmas!" 🎁 ✨



Violent Crime

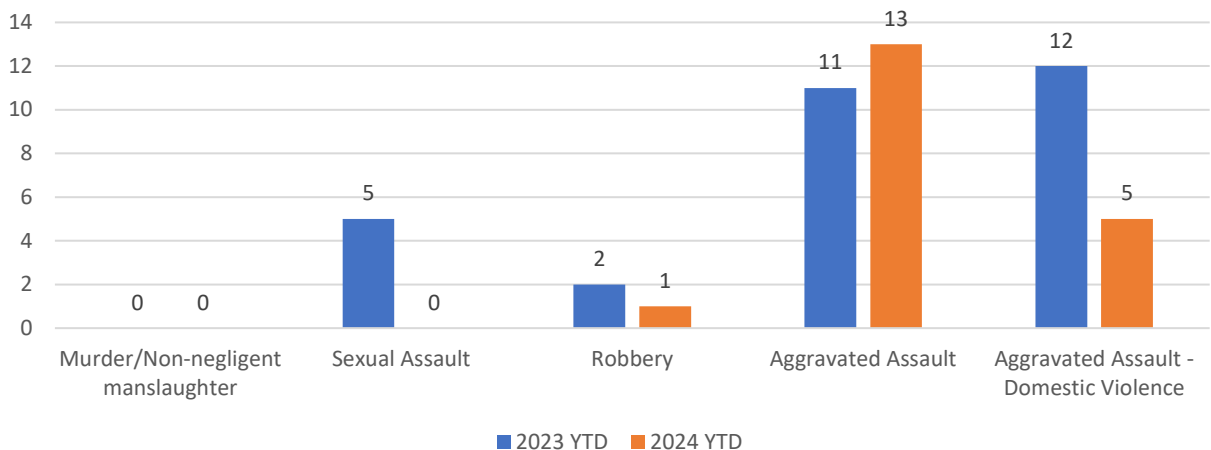
Crime Type	Nov 2023	Nov 2024	Difference	2023 YTD	2024 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	0	0	0	5	0	-5
Robbery	0	0	0	2	1	-1
Aggravated Assault	0	2	2	11	13	2
Aggravated Assault - Domestic Violence	0	0	0	12	5	-7
Total Violent Crime	0	2	2	30	19	-11

Property Crime

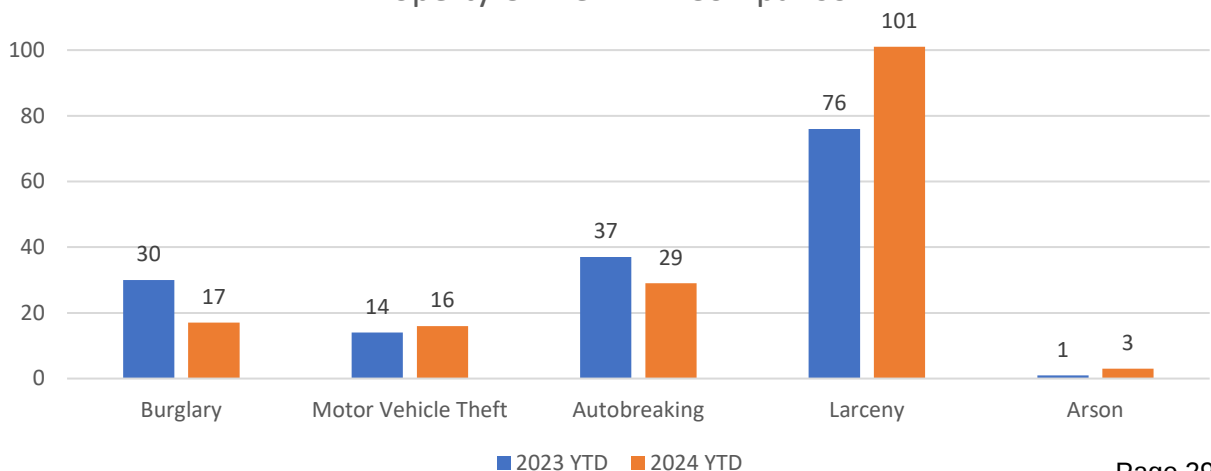
Crime Type	Nov 2023	Nov 2024	Difference	2023 YTD	2024 YTD	Difference
Burglary	3	2	-1	30	17	-13
Motor Vehicle Theft	2	2	0	14	16	2
Autobreaking	2	1	-1	37	29	-8
Larceny	4	8	4	76	101	25
Arson	1	1	0	1	3	2
Total Property Crime	12	14	2	158	166	8
Total Part I Crime	12	16	4	188	185	-3

Unfounded Cases Removed / Source: Vconnect

Violent Crime - YTD Comparison



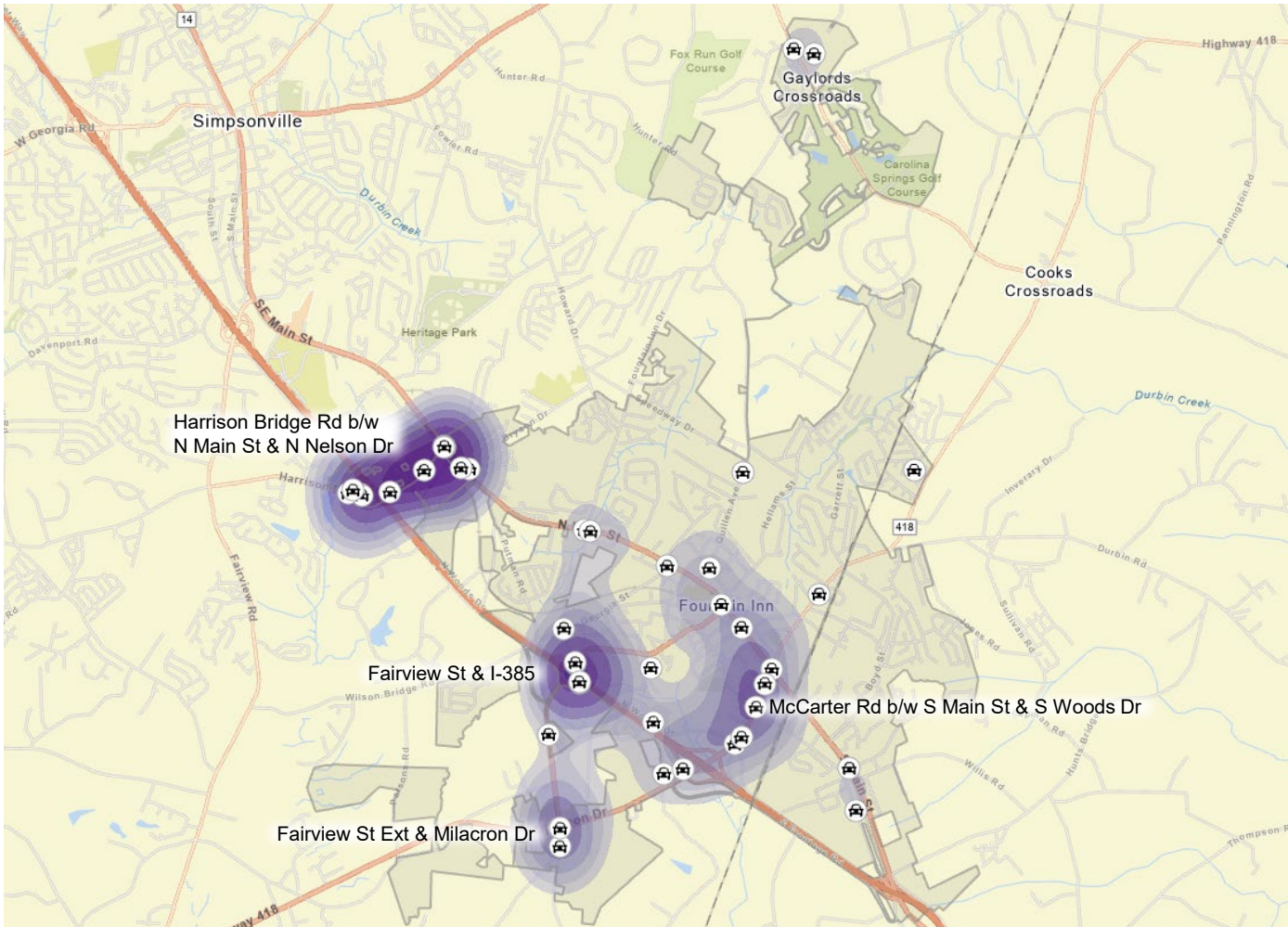
Property Crime - YTD Comparison



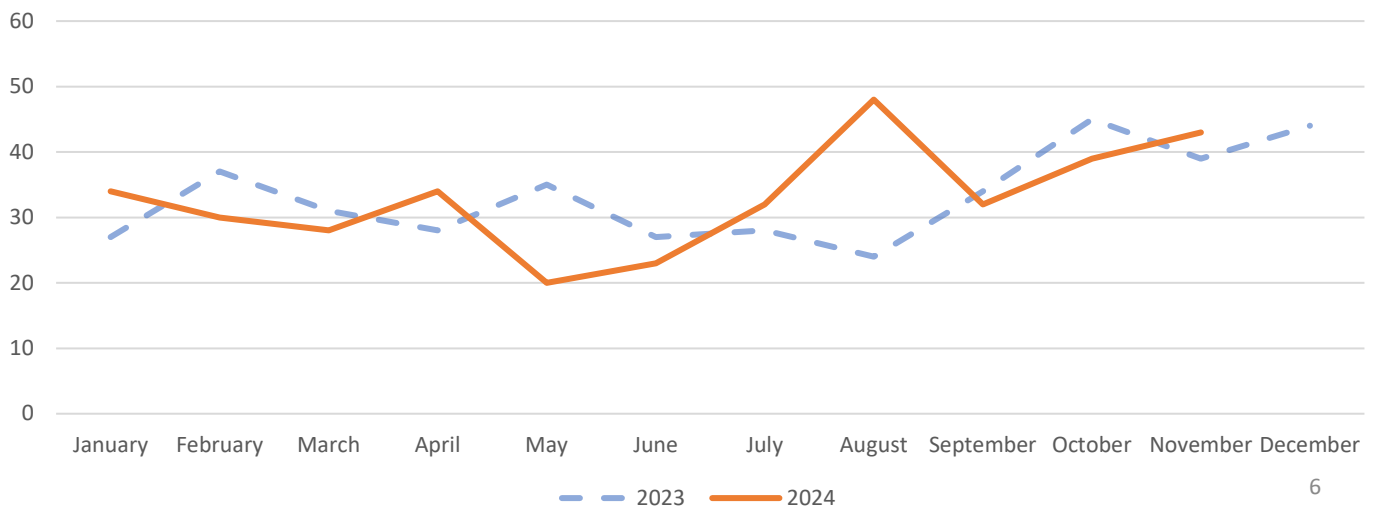


Collision Statistics/Map

Collisions	Nov 2023	Nov 2024	Difference	2023 YTD	2024 YTD	Difference
Count	39	43	4	355	363	8



Collisions by Month - 2023/2024





Collisions by Day of Week and Hour - November 2024								
Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
3 AM	1							1
7 AM		1						1
8 AM			1				1	2
9 AM						2		2
10 AM		1				1		2
11 AM							1	1
12 PM	1	1	1	1	1	3	2	10
1 PM	1	1					1	3
2 PM	1		1				1	3
3 PM				1				1
4 PM			1	1				2
5 PM		2	1		1			4
6 PM					1			1
7 PM	1			1				2
8 PM							1	1
9 PM					2	1		3
10 PM			1		1			2
11 PM			1				1	2
Grand Total	5	6	7	4	6	7	8	43

Hot Day for Collisions in November

Saturdays – 8 collisions

Hot Time Range for Collisions in November

1200-1259 – 10 collisions

Primary Contributing Factor	Count
Failed to Yield Right of Way	11
Disregarded Signs, Signals, Etc	6
Followed Too Closely	4
Driving Too Fast for Conditions	4
Unknown (driver)	2
Under the Influence	1
Ran off Road	1
Other Improper Action	1
Medical Related	1
Made an Improper Turn	1
Grand Total	32

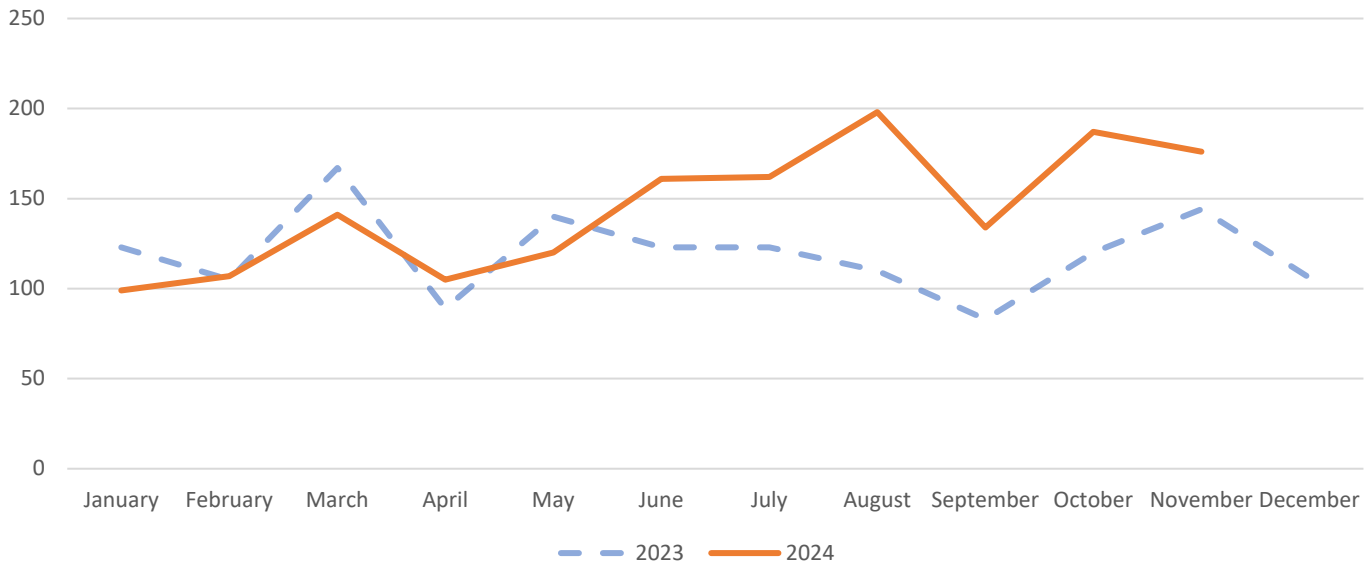
**Does not include 11 private property collisions*



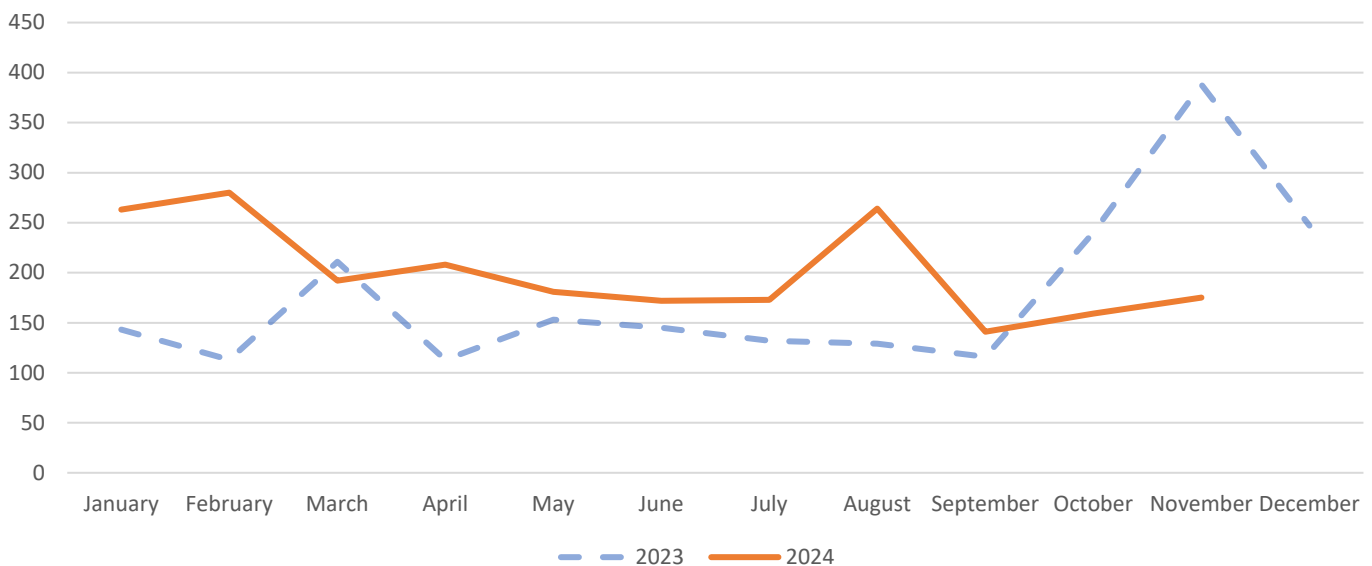
Citation/Warning Statistics

Contact Type	Nov 2023	Nov 2024	Difference	2023 YTD	2024 YTD	Difference
Citations	144	176	32	1,327	1,590	263
Warnings	388	175	-213	1,883	2,208	325

Citations by Month - 2023/2024



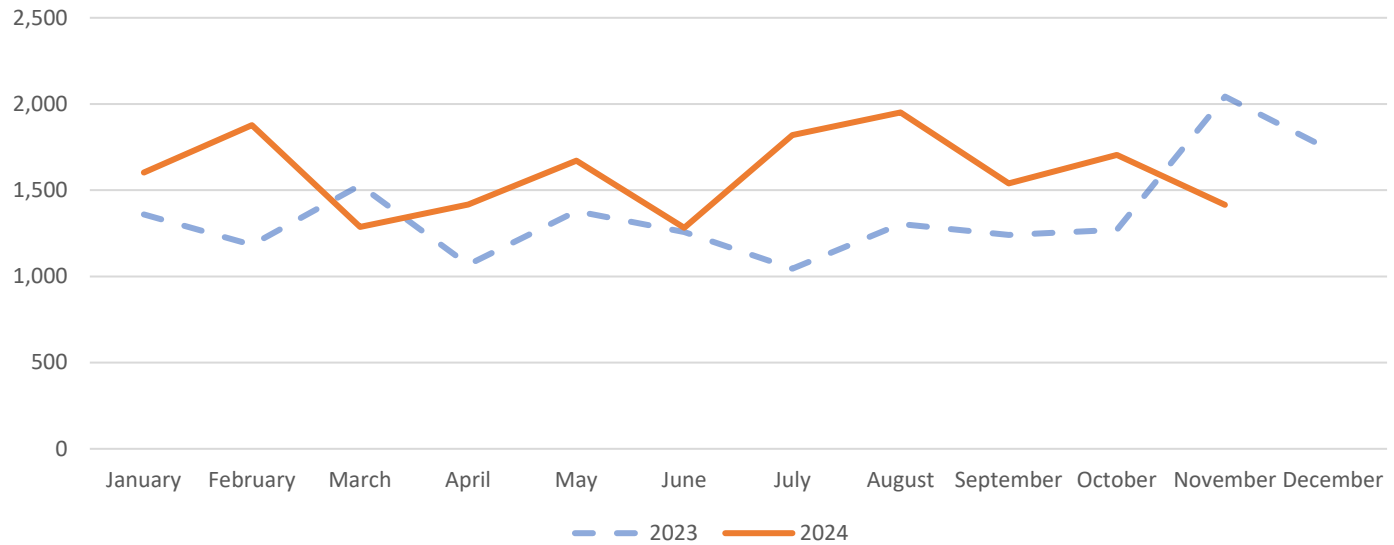
Warnings by Month - 2023/2024





Calls for Service Comparison					
Nov 2023	Nov 2024	Difference	2023 YTD	2024 YTD	Difference
2,043	1,416	-627	14,679	17,569	2,890

Calls for Service by Month - 2023/2024



Communications Call Summary Report

November Call Summary				
Call Type		Nov 2023	Nov 2024	% Change
911	Inbound	264	295	11.7%
	Inbound	1,548	1,546	-0.1%
	Outbound	661	730	10.4%

December Council Report

Sports News

Basketball – Practices have begun for all teams with games starting

- Monday, November 18th - 6U and 8U Evaluations / Draft
- Tuesday, November 19th - 8U and 10U Evaluations / Draft
- Thursday, November 21st - First day of practices began
- Practices only through December 21st, then off for Christmas break
- All teams return Thursday, Jan 2nd and Friday, Jan 3rd for final practice
- Games begin following Monday, Jan 6th
- Playoffs begin February 6th
- Games at Activities Center and Trinity United Methodist Church

Wrestling – Wrestling got off to great start with their first FI Jr Fury Rec Match Night on Tuesday (11/26/24). All wrestlers showed courage and heart are excited for the season. Head Coach Robby Bell introduced new and old wrestling rules to parents to help follow the matches. All wrestling practices and matches are held FIHS.

Football

SCAP Tackle Football All-Star Playoffs- The City of Fountain Inn 12U Team won the Western District and Upper State Championship and will now move to play for the State Title.

- The State Championship on Saturday, December 14th Rock Hill, SC
- Time TBD

Rudolph Run

The 2024 Annual Rudolph Run at Night 5K and Kids Fun Run was a resounding success, drawing nearly 50% more participants than the previous year (175-218). The event not only entertained and engaged the community but also made a significant financial impact, doubling the money total **(4,602.70)** with just the race alone. The generosity of seven donors contributed to this remarkable achievement, demonstrating the community's collective commitment to supporting the event's mission. This demonstrates the impact of the event, making it a highlight of December in OUR TOWN!

Our Sponsors included the following:

All Benefit The Miriam Foundation & The FIKE Center (\$2, 450.00)

1. **Ryan Homes-Rudolph Sponsor- 1,000.00**
2. **Burdette's-Reindeer Sponsorship-\$500.00**
3. **Big Dan's Car Wash- Reindeer Sponsorship-\$500.00**
4. **McCraw Veterinary Medicine-Elf Sponsor-\$250.00**
5. **The Mill at Fountain Inn- Luminary Sponsor- \$100.00**
6. **Bill Stewart Homes/Remax- Luminary Sponsor- \$100.00**
7. **Upstate His Radio- \$500.00 (In-Kind Partnership Agreement/Radio Ads/ No Money Exchanged)**

55+ News & Events

12/2 - Christmas Decorating Party - Hot cocoa and snacks for all volunteers

12/6 - Thrive Upstate Christmas Party for special needs adults in the community from 11:00 to 1:00. If there are any from city staff or council who would like to volunteer, we would be happy to have you!

12/9 - 55+ Night Out on Main - Carriage rides, Christmas shopping, and dinner

12/12 - 55+ Christmas Party

12/17 - Ugly Sweater Bingo - sponsored this month by Joie Day with Ryan Homes

12/19 - Birthday Celebration



Dec24
Newsletter.pdf



2025 Council Meeting Schedule

2nd Thursday of each month

Thursday, January 9, 2025

Thursday, February 13, 2025

Thursday, March 13, 2025

Thursday, April 10, 2025

Thursday, May 8, 2025

Thursday, June 12, 2025

Thursday, July 10, 2025

Thursday, August 14, 2025

Thursday, September 11, 2025

Thursday, October 9, 2025

Thursday, November 13, 2025

Monday, December 1, 2025*

*pursuant to Sec. 2-61

 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	December 12, 2024 Regular City Council Meeting
☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: December 12, 2024 Summary Background: The applicant has requested to rezone the parcels from C-2, Residential to FRD, Flexible Review District. The primary intent of the applicants for requesting this zoning change is to qualify 300 Jones St. for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann. Impact If Denied: The property for the proposed hotel cannot qualify for tax credits using the South Carolina Textile Communities Revitalization Act. Impact If Approved: The property for the proposed hotel will qualify for tax credits using the South Carolina Textile Communities Revitalization Act.		

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF
CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES
DESCRIBED IN THIS ORDINANCE.

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 duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2 Commercial to FRD: Flexible Review 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 PZ-2024-06 containing approximately 3.1 acres, Greenville County Tax Map numbers 0346000200400 & 0346000200300, located at 100 Ellison Street and 300 Jones Street 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 Property is hereby rezoned from C-2 Commercial, to FRD: Flexible Review District.

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

DONE IN REGULAR MEETING JANUARY 09. 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: December 12, 2024
Second Reading / Final Approval: January 09, 2025

EXHIBIT A



Baker Commercial Properties, LLC
1400 Pickens Street, 5th Floor
Columbia, SC 29201

Jason Knudsen
City of Fountain Inn
200 N. Main St.
Fountain Inn, SC 29644

Re: FRD application from Baker Commercial Properties, LLC to rezone parcels 0346000200400 and 0346000200300.

Dear Mr. Knudsen:

Please accept this submission as our application and request that the City review the items listed below pertaining to the rezoning of property owned by The Mill at Fountain Inn, LLC, located at 100 Ellison Street, Parcel Number 0346000200300 (the “Flour Mill”) and property owned by Baker Commercial Properties, LLC located at 300 Jones Street, Parcel Number 0346000200400 (the “Hotel Site”) (collectively, the “Project”). We request that the Planning Commission review, accept and recommend to City Council that the Project be rezoned to Flexible Review District (“FRD”), and the plans, drawings, descriptions and information delivered to you be accepted as complying with the Section 5:9.4 and all other applicable provisions of the Zoning Ordinance adopted by the City Council of Fountain Inn on February 3, 1970, as the same is amended from time to time.

Statement of Intent

In recent years, Fountain Inn has experienced significant growth, with increasing housing, commercial, and industrial opportunities. Fountain Inn’s historic Main Street and Central Business District has served as the focal point for the city’s renaissance, with numerous new residential developments, successful restaurants, markets, and special events showcasing the best of what the city has to offer residents and visitors.

To support this increased activity, there is demand for a hotel to offer lodging options to visitors traveling to Fountain Inn for work, family, or leisure. Currently, there are no hotels operating inside the Fountain Inn city limits. The nearest hotel to the City is located in Simpsonville, and the vast majority of hotels are concentrated in the northern part of Greenville County.

The primary intent of the applicants for requesting this zoning change is to qualify the Hotel Site for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann. The Flour Mill and adjacent properties along Ellison Street were once owned by Woodside Mills, and we seek this rezoning to unify the Flour Mill and Hotel Site as a singular Project. These tax credits will significantly defray

the expenses of developing and constructing the Hotel Site and are an integral component in making any such hotel economically viable.

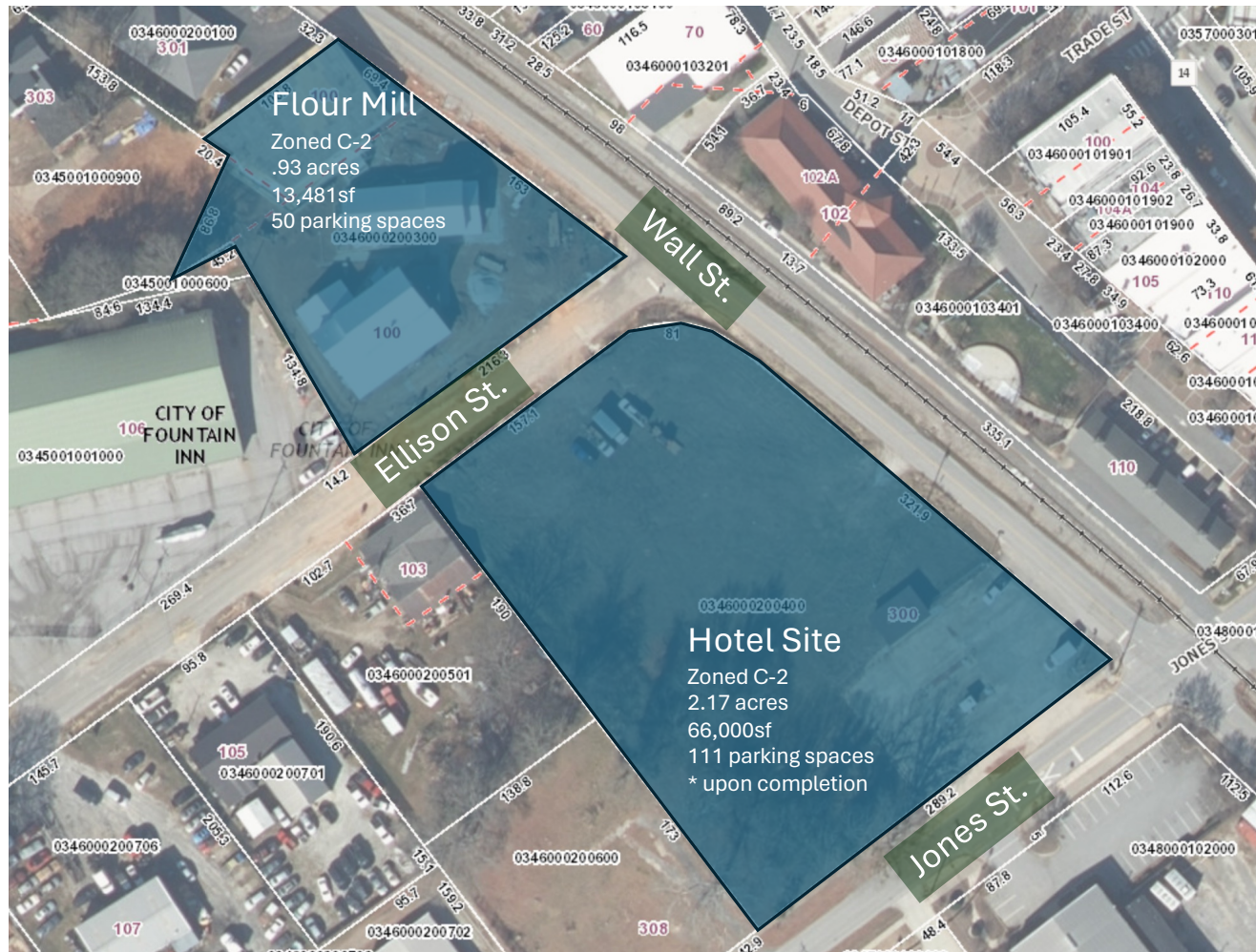
The purpose of the FRD outlined in Section 5:9.4 of the Zoning Ordinance is to permit development that otherwise cannot be achieved through traditional zoning regulation. However, it is worth noting that both the Flour Mill and Hotel Site are currently zoned C-2, and the FRD designation being proposed herein does not materially change any proposed or surrounding land uses. Further, construction at the Flour Mill is already complete consistent with the provisions of C-2, so the FRD will not materially deviate from the parameters currently governing the parcels.

Our Conceptual Site Plan is attached as Exhibit A to this application. The combined Project will be 3.1 acres.

In conjunction with the City, we will install pedestrian sidewalks along the Jones, Ellison, and Wall Street rights-of-way to create a walkable block that encourages pedestrian traffic to and from Main Street and the rest of the Central Business District and create opportunities for future connectivity along Wall Street. We will further design the landscaping and lighting of the Hotel Site to create consistency with the Flour Mill, and the two parcels will coordinate their parking requirements to accommodate patrons of both the Hotel Site and Flour Mill.

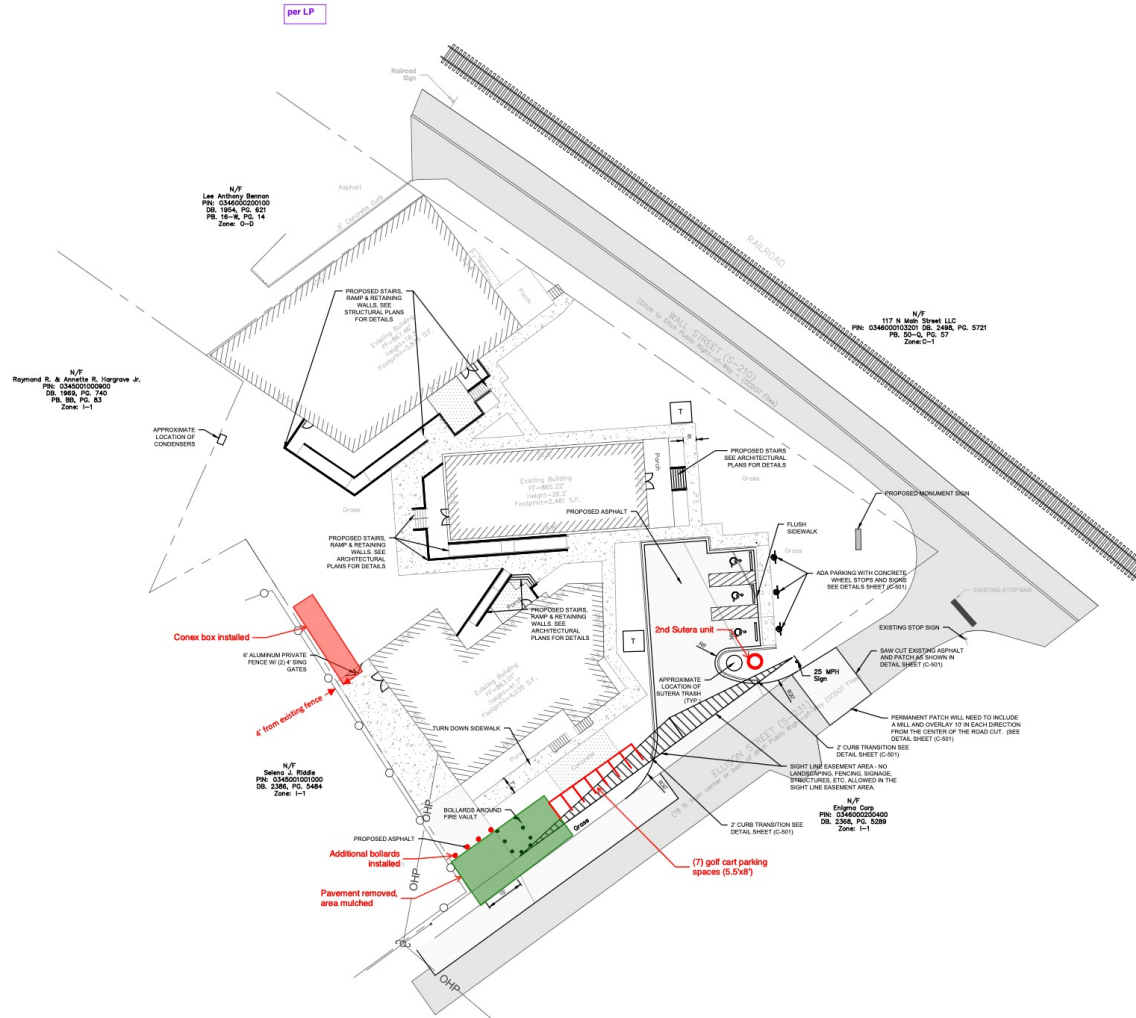
Upon completion, the Hotel Site will feature a nationally-branded 109-room hotel, totaling 66,000 square feet± with 111 parking spaces. The Flour Mill currently features a 5,000 square foot brewpub, with an additional 6,000sf food hall and 2,481sf of event space with 50 total off-street parking spaces. Though final parking counts may vary, the off-street parking provided is sufficient to meet peak demand within the Project and can be shared between the various uses. Setbacks, buffers, and other requirements for the Hotel Site and Flour Mill will continue to adhere to the parameters of the C-2 designation.

EXHIBIT A – CONCEPTUAL SITE PLAN



[illegible]

EXHIBIT C – FLOUR MILL SITE PLAN





AGENDA

December 12, 2024

To: City Council
From: Planning Director, Jason Knudsen
Subject: PZ-2024-06, Proposed Rezoning of 300 Jones St
Meeting Date: December 12, 2024
Type of Agenda Item: Rezoning, Public Hearing
Attachments: Proposed Statement of Intent

OWNER: Baker Commercial Properties, LLC
AUTHORIZED REP: Baker Commercial Properties, LLC
LOCATION: 300 Jones St. (Tax Map # 0346000200400)
100 Ellison St. (Tax Map # 0346000200300)
CURRENT ZONING: C-2 (Commercial)
PROPOSED ZONING: FRD (Flexible Review District)
SIZE OF PROPERTY: Approximately 3.1 acres

REQUEST

The applicant has requested to rezone the parcels from C-2, Residential to FRD, Flexible Review District. The primary intent of the applicants for requesting this zoning change is to qualify 300 Jones St. for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann.

LOCATION & SITE DESCRIPTION

The parcels are located at the intersection of Ellison and Jones Streets. 100 Ellison has been recently redeveloped into The Mill eatery. 300 Jones is undeveloped open space.

PROPOSED ZONING DISTRICT

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

COMPREHENSIVER PLAN

These parcels have the future land use designation of “Downtown.” Downtown provides for housing options and nonresidential uses located adjacent to the Historic Downtown Core, often providing a transition in form from the Historic Downtown Core to other areas. The Downtown designation is designed to allow for a variety of medium to high-density residential options in tandem with retail, commercial, and office uses that support the Historic Downtown Core. Uses may also include a continuance of existing industrial uses. Buildings, lighting and amenities should be pedestrian-scaled. Outdoor storage should be limited or screened from public roadways in new development. Some parking may be required but access to on-street parking or shared parking should be factored in. Surface parking should be located to the side or rear of buildings where possible to enhance the overall pedestrian experience.

The typical building height is 2-3 stories with the potential for 4-5 stories on South Main Street as part of redevelopment of older structures and/ or civic or institutional buildings (*e.g. government buildings or churches*).

PUBLIC HEARING PROCEEDING

A public hearing regarding this petition was conducted on November 21, 2024, before the body of the Fountain Inn Planning Commission. There was no public comment.

PLANNING COMMISSION REVIEW

The Fountain Inn Planning Commission has reviewed the request to annex and rezone this property to the FRD, Flexible Review District at their November 21, 2024, meeting. By a vote of 5-0, the Planning Commission recommends approval of the requested rezoning for Ordinance Z-2024-06.

STAFF COMMENTS

To qualify 300 Jones St. for tax credits offered by the State of South Carolina, the parcel must be associated with 100 Ellison St. Combining the two parcels into an FRD allows for that association while maintaining separate ownership. The tax credit will be used to offset the development costs of a hotel. The development group has been great to work with and accommodating to design changes to better fit with the exiting downtown character. Staff support the zoning change.