



## AGENDA

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

### **FORMAL MEETING OF CITY COUNCIL**

**Thursday, July 10, 2025 - 6:00 p.m.**

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Citizens may access the meeting at the following YouTube address:  
<https://www.youtube.com/@cityoffountaininn3536>

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
  - a. Melissa Knudsen, Finance  
Stephen Mills, Public Works
4. Presentations
  - a. LS3P/Studio Main- Municipal Complex Community Input Update
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.
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. Minutes of the Regularly Scheduled Council Meeting June 12, 2025
  - b. Minutes of the Special Called Meeting June 26, 2025
7. City Administrator's Report - Shawn M. Bell
  - a. Department Reports

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

8. Unfinished Business
  - a. Second and final reading of Ordinance 2025-03, amending chapter 2 (Administration), article III (officers and employees), division 3 (city attorney) of the City code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended.
  - b. Second and final reading of Ordinance 2025-04 authorizing the execution and delivery of a project agreement related to Project Irish; and providing for related matters.
9. New Business
10. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.
11. Adjourn

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

**FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.



# Fountain Inn, SC

## New Municipal Complex

## City Council

George Patrick “GP” Mcleer, Jr, Mayor

Jason Sanders, Ward 1

Jay Thomason, Ward 2

Joey Garrett, Ward 3

Phil Clemmer, Ward 4

John Don, Mayor Pro Tem/Ward 5

Mack Blackstone, Ward 6

## City Administration

Shawn M. Bell, City Administrator

Russell Slatton, Assistant City Administrator

Elizabeth Adams, City Clerk/Executive Assistant

## Department Heads

Christine Furino-Koehne, Finance Director

Russell Alexander, Fire Chief

Patrick Fortenberry, Police Chief

Brison Taylor, Director of Public Works

Eduardo Noriega, Gas Director

James Rice, Recreation Director

Amanda Benfield, Director of Community Relations

Melissa Woods, Clerk of Court

Jason Knudsen, Planning and Development Director

Rebecca Mejia-Ward, Human Resources Director

LS3P and their consultants met with The City of Fountain Inn Administrative Staff and Department Heads to begin to understand the space requirements. The notes from these meeting were developed into a working program of spaces to form the basis of the new municipal complex. LS3P spent time walking Main Street, visiting business and the museum and other points of interest to learn more about that makes Fountain Inn so special. We then develop character boards and spent time listening to community members at two engagement meetings. The following information is presented as an update to the work done to date.

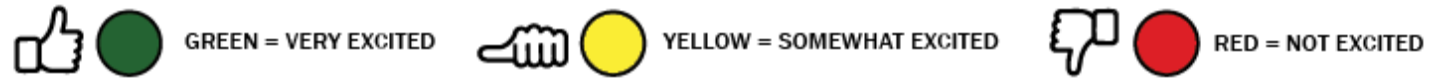




# What the community is saying

- Community Focused ●5
- Accessibility ●2
- Gathering Space ●1
- Park Setting ●1 ●1
- Energy Efficiency ●1 ●1
- Drive Thru Bill Paying ●1
- Convenience ●2
- Vertical Tower ●2
- Connection To Nature ●1
- Water Feature ●3
- Retail Component ●1 ●3
- Welcoming ●1
- Wellness

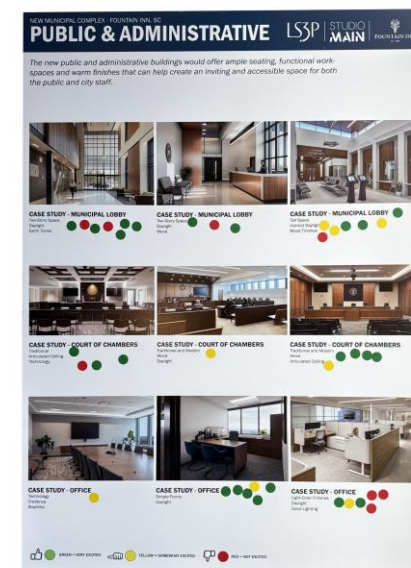
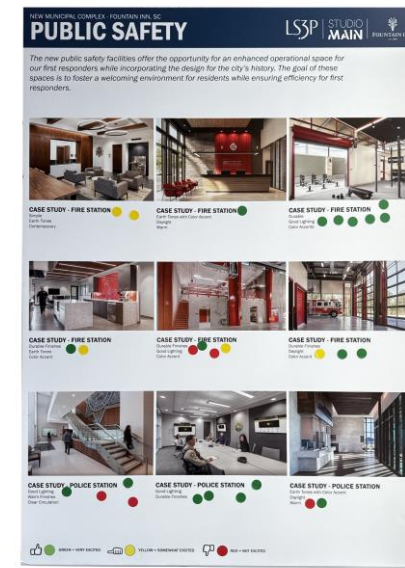
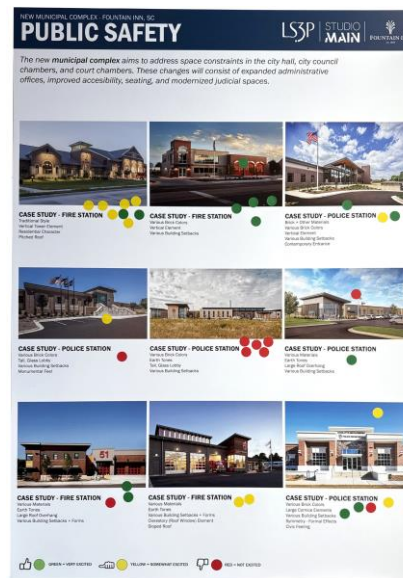
- Nostalgic ●2
- Distinctive ●1
- Unpretentious ●1
- Innovation ●1 ●1
- Stately ●2
- Modern Character ●1 ●1
- Charm ●4
- Community Use Spaces ●3
- Art Displays ●4 ●1
- Resilience
- Traditional Character ●3
- Iconic Features ●1
- Safety ●1





## Community Response to character boards

- Maintain the charm of Main Street
- Make the new complex accessible
- Make the new complex friendly
- Use materials common to the community, brick and pre-cast
- Need inviting outdoor spaces
- Make sure it is big enough for the future.
- Will be glad when Hellams Street is closed
- Keep the historic brick fence, statue and library



### Town Hall Character

- Top Left: ●3 ○1
- Top Center: ●5 ●1
- Top Right: ●1 ○1
- Middle Left: ●3 ○1
- Middle Center: ●2 ●3
- Middle Right: ●4
- Bottom Left: ●4
- Bottom Center: ●3
- Bottom Right: ●3

### Retail Charm

- Top Left: ●2
- Top Center: ●2 ●1
- Top Right: ●1 ○1
- Middle Left: ●6 ○1
- Middle Center: ●1
- Middle Right: ●1 ○1
- Bottom Left: ●2 ○1
- Bottom Center: ○1
- Bottom Right: ●1 ○1

### Public Safety

- Top Left: ●2
- Top Center: ●1
- Top Right: ●6
- Middle Left: ●1 ○1
- Middle Center: ●1 ○1 ●1 ●2
- Middle Right: ●2 ○1
- Bottom Left: ●2 ●2
- Bottom Center: ●4
- Bottom Right: ●1 ●1

### Public Safety

- Top Left: ●2 ●6
- Top Center: ●4
- Top Right: ●2 ○1
- Middle Left: ●1 ○1
- Middle Center: ●5
- Middle Right: ●1
- Bottom Left: ●1 ●2
- Bottom Center: ●2
- Bottom Right: ●1 ●2 ○1

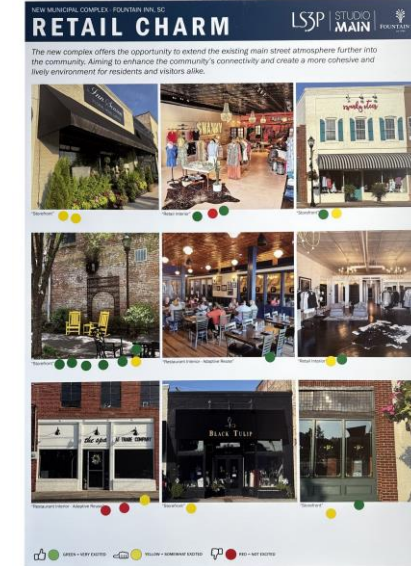
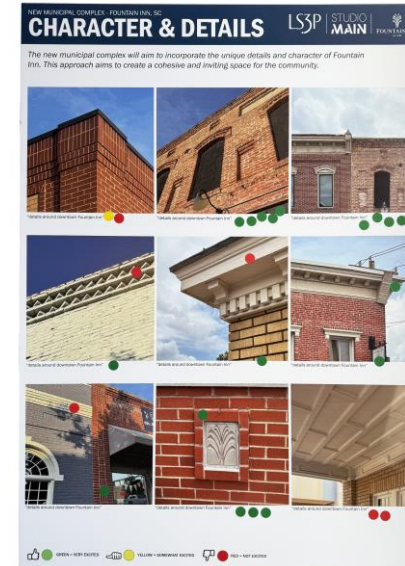
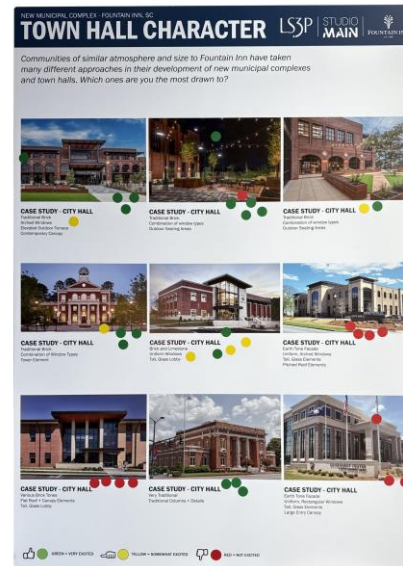
### Public & Administrative

- Top Left: ●5 ●2
- Top Center: ●2 ●1
- Top Right: ●3 ●3 ●1
- Middle Left: ●3 ●1
- Middle Center: ●1
- Middle Right: ●4 ○1
- Bottom Left: ○1
- Bottom Center: ●5 ○1
- Bottom Right: ●3 ●2 ○1

### Character & Details

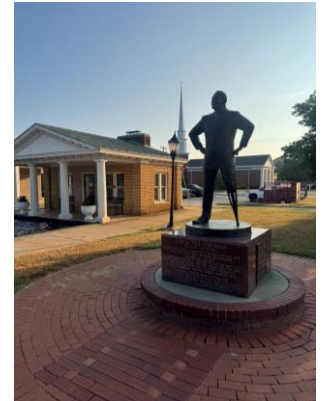
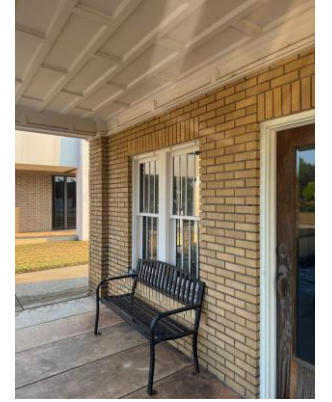
- Top Left: ●1 ○1
- Top Center: ●5
- Top Right: ●4
- Middle Left: ●1
- Middle Center: ●1 ●1 ●1
- Middle Right: ●2
- Bottom Left: ●1 ●1
- Bottom Center: ●4
- Bottom Right: ●2

GREEN = VERY EXCITED
 YELLOW = SOMEWHAT EXCITED
 RED = NOT EXCITED



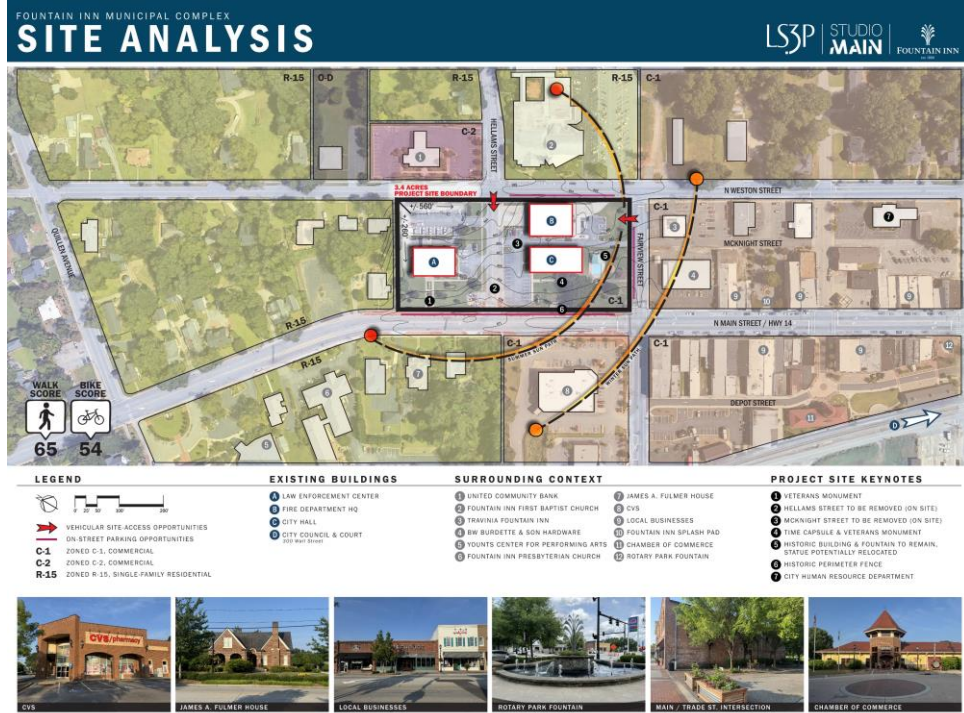
# Community Meeting Results

## New Municipal Complex



# City Context

## New Municipal Complex



# Site Aerial

## New Municipal Complex



# Street Character

## New Municipal Complex

| <b>Department</b>             | <b>Total Square Footage</b> |
|-------------------------------|-----------------------------|
| Planning + Zoning             | 1,790                       |
| Community Relations           | 1,540                       |
| Finance                       | 2,560                       |
| Council Chamber/Courts        | 9,125                       |
| Administrative                | 1,375                       |
| Human Resources               | 670                         |
| Fire Department               | 12,275                      |
| Police Department             | 10,320                      |
| General Public + Shared Areas | 10,150                      |
| Retail (For Leasable Spaces)  | 6,400                       |
| Circulation Factor            | 35%                         |
| <b>TOTAL</b>                  | <b>75,877</b>               |

# Program Summary

## New Municipal Complex



**MINUTES**  
**FORMAL MEETING OF CITY COUNCIL**  
Thursday, June 12, 2025 at 6 p.m.

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**1. Call to Order**

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

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Phil Clemmer, Mack Blackstone, John Don, and Joey Garrett.

**2. Invocation and Pledge of Allegiance**

**3. Presentations**

**a. Citizens Police Academy Graduates**

Chief Fortenberry presented a certificate to Mr. Tay Nelson.

**4. Introduce New Employees**

**a. Christine Furino-Koehne Finance**

Mr. Bell introduced the Director of Finance, Christine Furino-Koehne.

**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.**

Nancy Dowd, 402 Ariel Court, spoke in reference to Angelina's restaurant.

Ron Dowd, 402 Ariel Court, spoke in reference to Angelina's restaurant.

Jeffrey Devechin, 603 Quillen Ave, spoke in reference to Angelina's restaurant.

Nicole Noel, Belmont Ave, spoke in reference to Belmont Ave.

Debra Mumford, 28 Kendalls Lane, spoke in reference for an Opioid Plan

Paul Cheli, spoke in reference to Angelina's restaurant.

Angelina Cheli, spoke in reference to Angelina's restaurant.

Charles Brinx, spoke in reference to Angelina's restaurant.

Richard Rigerrio, Simpsonville resident, spoke in reference to Angelina's restaurant.

**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 6/0.

**a. Minutes of the Regularly Scheduled Council Meeting May 8, 2025**

**b. Minutes of the Special Called Council Meeting- Budget Workshop June 5, 2025**

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

Mr. Bell discussed the following projects: Main Streetscape is still on schedule to be completed November 2025, Wall and Jones Street updates, Municipal Complex Public meetings will be held on June 17 and June 24 at the Activities Center. Concealed Damage will perform at this week's Sounds of Summer. June 21, 2025 is the annual Juneteenth Festival, followed by the Fireworks Spectacular with Randimonium performing on July 3, 2025. Fire Department RFQ recommendation coming soon. Police Department: 26th Annual Golf Tournament raised \$30,000 and summer camps are coming up. Recreation: registration for flag football and cheerleading, miracle league, summer camps, 55+ yoga at Farmers Market, three upcoming Chamber of Commerce ribbon cuttings- Candy and Crafts, Chill Factory, and Anytime Fitness.

**a. Department Reports**

**8. Unfinished Business**

**a. Second and final reading of Ordinance 2025-01, an ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), section 2, by creating sections 15.1 through and including section 15.9 of the code of the City of Fountain Inn, South Carolina ("City Code") related to development impact fees, and (C) providing for other related matters.**

Motion by Mayor McLeer, second by Councilman Garrett to postpone second and final reading of Ordinance 2025-01, an ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), section 2, by creating sections 15.1 through and including section 15.9 of the code of the City of Fountain Inn, South

Carolina ("City Code") related to development impact fees, and (C) providing for other related matters.

The motion carried unanimously 6/0.

## 9. New Business

- a. **First reading of Ordinance 2025-02, to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2025, and ending June 30, 2026 (FY 2025-2026) according to the terms and provisions as contained therein and various related matters.**

Motion by Councilman Blackstone, second by Councilman Clemmer to approve first reading of Ordinance 2025-02, to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2025, and ending June 30, 2026 (FY 2025-2026) according to the terms and provisions as contained therein and various related matters.

The motion carried unanimously 6/0.

- b. **First reading of PZ-2025-01, Golden Strip Medical Park requested to rezone approximately 51 acres of land located at McCarter Road, Nash Street, and South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001) from C-2 (Commercial), I-1 (Industrial), and R-12 (Residential) to FRD (Flexible Review District).**

Motion by Councilman Clemmer, seconded by Councilman Thomason to approve first reading of PZ-2025-01, Golden Strip Medical Park requested to rezone approximately 51 acres of land located at McCarter Road, Nash Street, and South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001) from C-2 (Commercial), I-1 (Industrial), and R-12 (Residential) to FRD (Flexible Review District).

The motion carried unanimously 6/0.

- c. **City staff is requesting approval of revisions to the Uniform Ordinance Summons form used by the Code Enforcement Division and the Fire Department to issue summonses to Municipal Court. These updates aim to improve compliance with current state law, align the form with the City's Code of Ordinances, and enhance personal data protection standards.**

Motion by Councilman Clemmer, seconded by Councilman Garrett to approve City staff requesting approval of revisions to the Uniform Ordinance Summons form used by the Code Enforcement Division and the Fire Department to issue summonses to Municipal Court. These

updates aim to improve compliance with current state law, align the form with the City's Code of Ordinances, and enhance personal data protection standards.

The motion carried unanimously 6/0.

**d. Authorize the City Administrator to execute an employment contract with Duggan & Hughes, LLC, for municipal court prosecutorial services.**

Motion by Councilman Garrett, seconded by Councilman Blackstone to authorize the City Administrator to execute an employment contract with Duggan & Hughes, LLC, for municipal court prosecutorial services.

The motion carried unanimously 6/0.

**e. Approval of Board of Zoning Appeals Appointments**

- 1. To fill the unexpired Mayor's At-Large term (January 1, 2024 - December 31, 2025)**
- 2. To fill the unexpired Ward 4 term (January 1, 2024 - December 31, 2025)**

Mayor McLeer nominated Stephen Thomas for the at large term.

The motion carried unanimously 6/0.

Councilman Clemmer nominated Conner McGraw for Ward 4.

The motion carried unanimously 6/0.

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

No Executive Session was needed.

**11. Adjourn**

Motion by Councilman Thomason, seconded by Councilman Garrett to adjourn the meeting at 7:15 p.m.

The motion carried unanimously 6/0.



**MINUTES  
FORMAL MEETING OF CITY COUNCIL**

**Thursday, June 26, 2025 at 6 p.m.**

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**1. Call to Order**

Mayor McLeer called the meeting to order.

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Mack Blackstone, Joey Garrett, John Don arrived at 6:04 p.m and Jason Sanders arrived at 6:18 p.m.

**2. Invocation and Pledge of Allegiance**

**3. Public Hearing on Municipal Budget**

No one signed up to speak.

**4. Unfinished Business**

- a. **Second and final reading of Ordinance 2025-01, an ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), section 2, by creating sections 15.1 through and including section 15.9 of the code of the City of Fountain Inn, South Carolina ("City Code") related to development impact fees, and (C) providing for other related matters.**

Motion by Councilman Thomason, seconded by Councilman Blackstone to approve Second and final reading of Ordinance 2025-01, an ordinance (A) imposing development impact fees in the City of Fountain Inn, (B) enacting Article 15 (Development Impact Fees) of Appendix B (Land Development Regulations), section 2, by creating sections 15.1 through and including section 15.9 of the code of the City of Fountain Inn, South Carolina ("City Code") related to development impact fees, and (C) providing for other related matters.

The motion carried unanimously 5/0, Mr. Sanders was not in attendance yet.

- b. Second reading of Ordinance 2025-02, to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2025, and ending June 30, 2026 (FY 2025-2026) according to the terms and provisions as contained therein and various related matters.**

Motion by Councilman Blackstone, seconded by Mayor Pro Tem Don to approve second and final reading of Ordinance 2025-02, to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2025, and ending June 30, 2026 (FY 2025-2026) according to the terms and provisions as contained therein and various related matters.

The motion carried unanimously 5/0, Mr. Sanders was not in attendance yet.

- c. Second reading of PZ-2025-01, Golden Strip Medical Park requested to rezone approximately 51 acres of land located at McCarter Road, Nash Street, and South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001) from C-2 (Commercial), I-1 (Industrial), and R-12 (Residential) to FRD (Flexible Review District).**

Motion by Councilman Thomason, seconded by Councilman Garrett to approve Second reading of PZ-2025-01, Golden Strip Medical Park requested to rezone approximately 51 acres of land located at McCarter Road, Nash Street, and South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001) from C-2 (Commercial), I-1 (Industrial), and R-12 (Residential) to FRD (Flexible Review District).

The motion carried unanimously 5/0 with Mr. Sanders not in attendance yet.

## **5. New Business**

- a. Approval of Cloverleaf Construction as the City's Construction Manager for the Fire Station #3 project.**

Motion by Councilman Blackstone, seconded by Mayor Pro Tem Don to approve Cloverleaf Construction as the City's Construction Manager for the Fire Station #3 project.

The motion carried unanimously 5/0, Mr. Sanders was not in attendance yet.

- b. First reading of Ordinance 2025-03, amending chapter 2 (Administration), article III (officers and employees), division 3 (city attorney) of the City code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended.**

Scrivenor's error will be corrected at second reading.

Motion by Councilman Garrett, seconded by Councilman Blackstone to approve First reading of Ordinance 2025-03, amending chapter 2 (Administration), article III (officers and employees), division 3 (city attorney) of the City code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended.

The motion carried unanimously 6/0.

- c. **First and final reading of Resolution 2025-05** certifying a Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 101 S. Main Street, Fountain Inn, Parcel ID#: 0357000301200, Greenville County, South Carolina.

Motion by Councilman Thomason, seconded by Mayor Pro Tem Don to approve First and final reading of Resolution 2025-05 certifying a Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 101 S. Main Street, Fountain Inn, Parcel ID#: 0357000301200, Greenville County, South Carolina.

The motion carried unanimously 6/0.

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

Motion by Councilman Sanders, seconded by Mayor Pro Tem Don to enter into Executive Session.

The motion carried unanimously 6/0.

Motion by Mayor Pro Tem Don, seconded by Councilman Garret to come out of Executive Session.

The motion carried unanimously 6/0.

No action was taken during Executive Session.

- a. **Discussion of matters relating to the proposed location, expansion, or the provision of services, encouraging the location or expansion of industries or other businesses in the area related to Project Irish.**
- b. **The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege – 610 N. Woods Drive.**

**7. Adjourn**

After coming out of Executive Session, Mayor McLeer made a motion to approve on first reading Ordinance 2025-04 Project Irish, seconded by Councilman Sanders.

The motion carried unanimously 6/0.

Councilman Sanders made a motion to adjourn the meeting, seconded by Councilman Blackstone.

The motion carried unanimously 6/0.

## **CITY ADMINISTRATOR REPORT**



Agenda Date: July 10, 2025

To: Mayor and City Council

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

### **Administration**

- Main Street Streetscape
  - All water and sewer line work is complete
  - Scheduled completion is November 2025
- Wall/Jones Parking Lot
  - Wall/Jones Street: plans are complete, but are still awaiting permits from SCDES
  - Will bid the parking lot out as soon as permits are received

### **Community Relations**

- Events Recap:
  - Juneteenth Soul Food Festival - 5,600 attendees (4,900 in 2024)
  - Fireworks Spectacular - 9,200 attendees (7,090 in 2024)
- Upcoming Events
  - Sounds of Summer (6:30 - 9:00 p.m.)
    - July 11 - Harvest Moon
    - July 18 - Allman Brothers Tribute Band
    - July 25 - Soul Legit Band
    - August 1 - Song Band Upstate
- Main Street
  - Merchant Meeting scheduled for August 26 at 6:30 p.m. at Steam Coffee & Cream

### **Fire**

- 178 calls for service in June, with 38 overlapping calls

### **Human Resources**

- Fire
  - Lieutenant - Two vacancies; interviews scheduled
  - Firefighter (Candidate Pool) - accepting applications; two offers extended
- Planning & Development

- Zoning Administrator - One vacancy; offer extended
- Police
  - Certified Uniform Patrol Officer - One vacancy; candidates in process
  - Dispatcher - Two vacancies; candidates in process
  - Records Technician - One vacancy; accepting applications
- Public Works
  - Sewer/Stormwater Technician I-III - Two vacancies; candidates in process

### **Judicial**

- June 2025
  - 326 total cases
    - 55 criminal and 271 traffic
  - 263 pending cases
  - 30 cases disposed
- Jury trials: October 20-24

### **Natural Gas**

- Gas Supply
  - Deliveries for June 2025
    - Gas volume of 34,071 Dekatherms (lowest consumption since 2017)
    - Gas consumption for June 2025 was 17.7% lower than June 2024 and 5.12% lower than the June three-year average
- Gas Prices/Rates
  - The price of natural gas for July 2025 settled at \$3.261 per Dekatherm, representing a \$0.057 increase from June's price
- Operations
  - June 2025 Key Indicators
    - 7,007 feet of new main lines installed
      - 69,315 Y-T-D
    - 2,189 feet of new service lines installed (49)
      - 13,489 (257) Y-T-D
    - 12,720 active customers

### **Planning & Development**

- June 2025 Building & Codes
  - Inspections & Permits
    - 58 permits issued with a total valuation of \$12,707,903
    - 443 inspections
    - 41 residential plan reviews and 10 commercial plan reviews

- 20 certificates of occupancy issued
  - Code Compliance
    - 23 vehicle complaints
    - 22 property maintenance
- INNtheZone
  - Staff has received a complete draft document and is under review

### **Police**

- National Night Out on August 5 from 6:00 - 8:00 p.m. in Commerce Park
- Key Indicators for June 2025
  - 2,112 calls for service
  - 463 inbound 911 calls
  - 287 citations issued
  - 336 warnings issued
  - 38 collisions

### **Public Works**

- Streets & Grounds
  - 319 bags of litter collected
  - Replaced 20 street signs
- Sanitation
  - 506 tons of waste collected
- Parks
  - Installed a tennis “bounce board” at PD Terry City Park
- Sewer/Stormwater
  - Repaired the road at the municipal cemetery
  - 330 sewer locates, 1,764 Y-T-D
  - Quarterly Report submitted to RIA for sewer rehabilitation project
    - 4,346 linear feet of CIPP
    - 690 linear feet of CCTV inspection
    - 243 linear feet of sewer main replaced
    - 7 point repairs
    - 4 service laterals replaced
    - 67 manholes rehabilitated

## **Recreation**

- Registration
  - Fall Baseball/Softball and the Miracle League through August 1
  - Volleyball through July 21
- Spring Baseball/Softball:
  - 8U, 10U, and 12U Softball All-Stars competing in the SCAP Tournament
- Summer Camps:
  - Basketball: 40 registered participants
  - Football Conditioning: 60+ registered participants
- July is Parks and Recreation Month!
  - Pickleball Tournament at The Activities Center on July 14, 16, and 18
  - Outdoor movie night at P.D. Terry City Park on July 22
  - Wrap Up Party at ESSC on July 31 from 5:00 - 8:00 p.m.
  - Weekly: INN the Parks Rock Hunt
- 55+
  - Yoga at The Market: beginner's yoga at the Farmers Market on July 12, August 2, and September 6 at 8:00 a.m.
  - 55+ Night Out will be held on July 24 at Boondocks Fish Camp & Smoke House in Gray Court
  - *Ask a CPT* (Certified Personal Trainer) on July 31

## **Younts Center for Performing Arts**

- The Wind in the Willows: A New Musical from 9/19 – 10/4
- Something Rotten, Jr. from 10/17 – 11/1
- Rockin' Around the Christmas Tree from 11/21 – 12/7

## **Fountain Inn Chamber of Commerce**

- Ribbon Cuttings:
  - Anytime Fitness at noon on July 11 (1122 N. Main Street)
  - Angelina's at 11:00 a.m. on July 18 (610 N. Woods Drive)
  - Sherwin-Williams at noon on August 1 (175 Bates Street)
  - Legacy Women's Health & Wellness at noon on August 8 (105 N. Main Street)
  - Make and Believe Artists at noon on August 15 (Younts Center - 315 N. Main Street)

## Assistant City Administrator – June 2025

### PROJECT HIGHLIGHTS

- **Main Street Streetscape**: The construction team is currently behind schedule; however, they have hired additional crews to help get back on track. All water and sewer line work has been completed, enabling them to address the remaining gaps in the streetscape. The construction team is actively providing updates to the affected businesses and is doing an excellent job of maintaining communication. The project remains on track for completion by November 2025.
- **Parking Lot Revitalization Project**: The final plans for the Wall St. parking lot have been completed. We are currently awaiting the necessary permits from the Department of Environmental Services. Once these are obtained, we will proceed to put the project out to bid.
- **Municipal Complex**: The city conducted public engagement meetings to gather feedback on the proposed designs for public safety and city hall. We have finalized the programming document, and the next step is to present the public input findings to the council at the upcoming meeting on July 10th.
- **Fire Station #3**: Cloverleaf has been chosen as the construction manager at risk for this project.
- **Swamp Rabbit Trail Dam**: A repair plan for the SRT has been developed, which includes draining the pond and constructing a culvert for future stormwater management. The landowner supports the plan, and Greenville County is collaborating on planning and securing grants for the project. Currently, there is no set timeline for bidding or repairs.

## Unforgettable Evening · 2025 Firework Spectacular



A Soulful Celebration in the Heart of Fountain Inn! We're thrilled to share that this year's Juneteenth Soul Food Festival was an incredible success! Held in the heart of Downtown Fountain Inn, the event welcomed more than 5,600 (4900 in 2024) attendees for a day filled with culture, community, and celebration.

From the aroma of sizzling soul food to the rhythm of live music and dancing in the streets, the festival brought together residents and visitors alike to honor the history and significance of Juneteenth. With 62 amazing vendors, the event offered everything from delicious food and handcrafted goods to engaging family-friendly activities.



# Events INN Town

2025



**Sounds of Summer**  
FOUNTAIN INN  
**FRIDAYS**  
6:30-9:00PM

| JUNE |   | JULY       |  | AUGUST   |   |
|------|---|------------|--|--|---|
| 6    |    | 3          | THURSDAY<br>FIREWORKS<br>SPECTACULAR<br>6 PM - DARK                                | 1  |  |
| 13   |    | 11         |  | 8  |  |
| 20   |    | 18         |  | 15   |  |
| MAY  |   | 25         |  |  |   |
| 23   |   | 27         |  |  |   |
| 30   |  | Soul Legit |  |  |   |

## HARDWORKING COMMUNITY RELATIONS TEAM





Get INN on the excitement...become a proud partner!



**PARTNER OPPORTUNITIES**

Because we have so many wonderful businesses getting involved and supporting Fountain Inn, we have created a Partner Opportunity Packet!



Watch us grow, as we keep everyone INN the know... #BESTINNSC




**2025 NATIONAL NIGHT Out**

POLICE • COMMUNITY PARTNERSHIPS

**August 5, 2025**  
**6:00-8:00pm**

200 Depot St. Fountain Inn, SC  
The Pavilion at Commerce Park

JOIN US FOR FREE REFRESHMENTS, HOTDOGS, PIZZA, SNACKS. POLICE, ANIMAL CONTROL AND FIRE VEHICLES. DJ, LASER TAG, VIDEO GAME TRAILER!

Keeping our Communities Safer, Together!



Fire Marshal, Rodney Crenshaw, recently interviewed with Fox 21, Myra Ruiz about grill safety! Ember had a few things to add...



# IT'S PARKS & REC MONTH!

## PARKS RECREATION FOUNTAIN INN

**SPLASH PAD BASH**  
JULY 1 • 11:00 AM-1:00 PM

JOIN THE FUN!  
104 N MAIN ST

MUSIC  
POPSICLES  
WATER FUN

**PARKS & REC MONTH**



PARKS RECREATION FOUNTAIN INN

**MOVIE NIGHT**  
JULY 22 • 8:00 PM

JOIN THE FUN AT  
PD TERRY PARK

DON'T FORGET  
YOUR BLANKET  
OR CHAIR

**PARKS & REC MONTH**



PARKS RECREATION FOUNTAIN INN



**PICKLEBALL TOURNAMENT**  
TIME VARIES, SCAN THE QR CODE FOR DETAILS

JOIN THE FUN!  
ACTIVITIES CENTER  
610 FAIRVIEW ST

MON, JULY 14  
WED, JULY 16  
FRI, JULY 18

**PARKS & REC MONTH**



PARKS RECREATION FOUNTAIN INN

**WRAP UP PARTY**  
JULY 31 • 5:00 PM-8:00 PM

JOIN THE FUN!  
EMANUEL SULLIVAN PARK

SNACKS,  
GAMES, &  
KICKBALL GALORE

**PARKS & REC MONTH**



PARKS RECREATION FOUNTAIN INN

**INN THE PARKS ROCK HUNT**

**PARKS & REC MONTH**

ALL MONTH LONG! FIND JOY IN EVERY PARK! SEARCH FOR ROCKS PAINTED BY OUR 55+ CLUB. SNAP A PIC & TAG US TO WIN PRIZES!



PARKS RECREATION FOUNTAIN INN



Candy Craft celebrated its grand opening on June 20 under new ownership and a fresh new name! Formerly known as Candy & Chronicles, the shop has been rebranded as Candy Craft to reflect its updated concept—offering both sweet treats and creative crafts. Stop by to see what’s new and support this exciting local refresh!



The Chill Factory celebrated its grand opening on June 27 under new ownership! The event marked an exciting fresh start for the local favorite, with the new owners eager to serve the community with the same sweet treats and a renewed energy. Stop by and check out what’s new!

### Upcoming Fountain Inn Chamber Ribbon Cuttings:

Anytime Fitness  
Thursday, July 11  
12:00 PM  
1122 North Main Street, Fountain Inn

Angelina's  
Friday July 18  
11:00 AM - 11:30 AM  
610 N. Woods Drive, Fountain Inn

Sherwin Williams  
Friday Aug 1, 2025  
12:00 PM - 12:30 PM  
175 Bates Street, Fountain Inn

Legacy Women's Health & Wellness  
Friday Aug 8, 2025  
12:00 PM - 12:30 PM  
105 N. Main Street, Fountain Inn

Make & Believe Artists  
Friday Aug 15, 2025  
12:00 PM - 12:30 PM  
Younts Center for Performing Arts



Check out our new maps!  
These can be found on our website!  
Great job Mary Wasson  
City of Fountain Inn GIS Technician

**Sanitation Routes**



**City Council Wards**



More to come!

# INNvision Progress

Comprehensive Plan • Fountain Inn, SC



FOUNTAIN INN  
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**COMMUNITY INPUT SESSIONS FOR NEW MUNICIPAL COMPLEX DESIGN**  
TWO OPPORTUNITIES  
**Tuesday, June 17 · 6-7:00 PM**  
**Tuesday, June 24 · 6-7:00 PM**  
CITY OF FOUNTAIN INN ACTIVITY CENTER  
610 FAIRVIEW STREET FOUNTAIN INN, SC 29644

You're Invited!  
Join the City of Fountain Inn and LS3P for a Community Input Session to help shape the future of our new Municipal Complex. This is your chance to share ideas, view examples of other projects, and be part of the planning process before designs are created. Your voice matters — help us build a facility that reflects the needs and vision of our community!

WWW.FOUNTAININN.ORG



## Municipal Complex Community Input Session

Hosted in partnership with LS3P ASSOCIATES LTD., these sessions were a key part of the Programming Phase. The evening was filled with thoughtful conversations, collaborative energy, and meaningful ideas from residents who are passionate about the future of Fountain Inn. Community members shared their hopes for a facility that prioritizes accessibility, efficiency, and the evolving needs of our growing city.

## Main Street Streetscape Updates Webpage



## Impact Fee Updates Webpage





Congratulations to The Mill at Fountain Inn for receiving the Preservation Honor Award during the 2025 South Carolina Historic Preservation Awards, for transforming the former Ellison Flour Mill from an abandoned landmark into a thriving community hub.



The Post and Courier  
GREENVILLE

We are very thankful this project is in Fountain Inn and a special piece of our Main Street District.



The mission of Main Street Fountain Inn, a department of the City of Fountain Inn, is to preserve, manage, promote, and enhance the development of Fountain Inn's historic downtown.



Main Street Fountain Inn Earns National Recognition! We're proud to share that our very own Main Street Coordinator, Amberly Steele, recently attended the Main Street South Carolina Summer Retreat in Aiken—where Main Street Fountain Inn was officially recognized as an Affiliate Main Street America program! 🎉 Next step is to become "Accredited!"



This designation celebrates communities that are committed to revitalizing their downtowns through preservation-based economic development and community engagement. Being named an Affiliate Main Street America program highlights excellence in key areas such as:

- ✓ Broad community involvement
- ✓ Sustainable funding and leadership
- ✓ Strategy-led revitalization efforts
- ✓ Tangible, positive impact in the district

Fountain Inn joins seven other outstanding South Carolina programs—Walterboro, Bennettsville, Sumter, North Augusta, Manning, Gaffney, and Cheraw—in receiving this honor. Together, we're part of a nationwide movement transforming historic downtowns into vibrant centers of culture, commerce, and connection. Amberly's leadership and our community's collective vision are driving real change. With this recognition, we gain greater visibility, credibility, and access to powerful tools and resources through the Main Street America network. Here's to a future filled with growth, vibrancy, and continued progress—right here on Main Street!

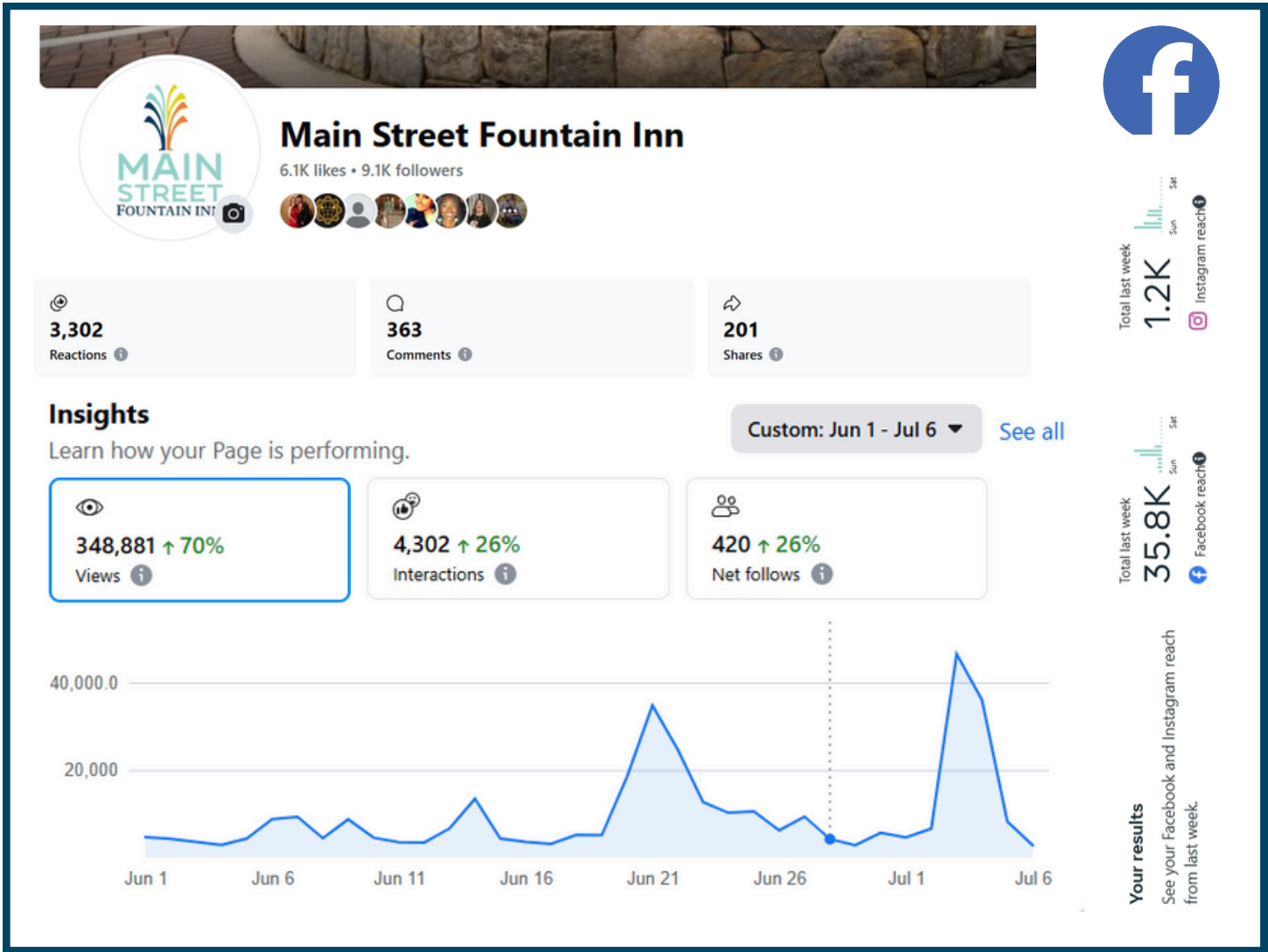
**Main Street Meetings:**

Steering Committee  
Tuesday, August 5  
8:30 am

Merchant Meeting  
Tuesday, August 26  
6:30 pm  
Steam Coffee & Cream



# Communication INN Numbers



[www.mainstreetfountaininn.com](http://www.mainstreetfountaininn.com)



Your page is trending up

**115**

Average daily clicks  
(28.06.25 - 30.06.25)

Your page clicks increased by more than **1,000%** over the usual daily average of 4.2 clicks.



<https://www.mainstreetfountaininn.com/fireworks-spectacular>



The mission of Main Street Fountain Inn, a department of the City of Fountain Inn, is to preserve, manage, promote, and enhance the development of Fountain Inn's historic downtown.

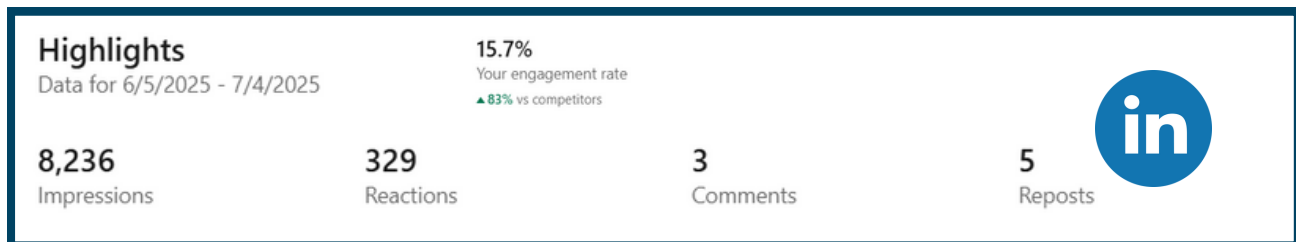
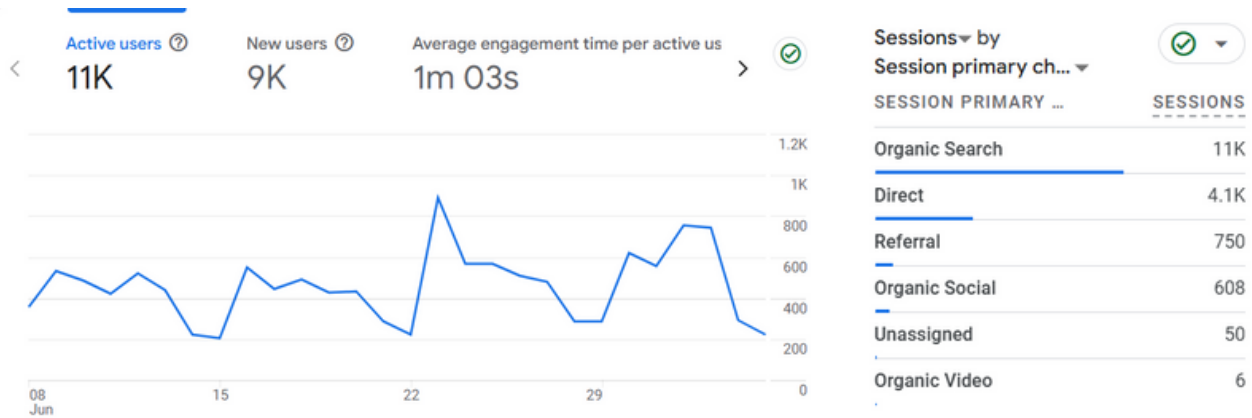
# Communication INN Numbers



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www.fountaininn.org

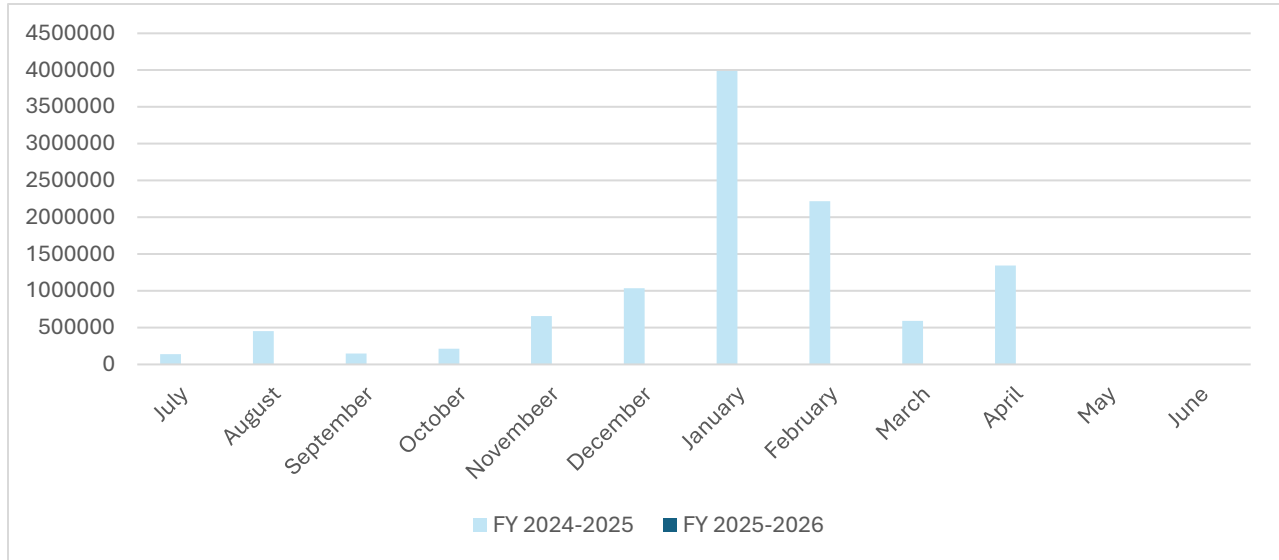


The Community Relations Department is increasing the reach across various outlets to reach as many people as possible. Just to highlight a few...



# Preliminary Monthly Financial Update – April 2025

## GENERAL FUND – Revenue Overview



| FY 2024-2025                            | Revenue                | FY 2025- 2026                           | Revenue                |
|---|------------------------|---|------------------------|
| July 2024                               | \$139,462.24           | July 2025                               | \$0.00                 |
| August 2024                             | \$454,594.25           | August 2025                             | \$0.00                 |
| September 2024                          | \$146,204.88           | September 2025                          | \$0.00                 |
| October 2024                            | \$214,149.24           | October 2025                            | \$0.00                 |
| November 2024                           | \$658,884.69           | November 2025                           | \$0.00                 |
| December 2024                           | \$1,033,738.22         | December 2025                           | \$0.00                 |
| January 2025                            | \$3,988,534.88         | January 2026                            | \$0.00                 |
| February 2025                           | \$2,217,082.30         | February 2026                           | \$0.00                 |
| March 2025                              | \$592,858.25           | March 2026                              | \$0.00                 |
| April 2025                              | \$1,344,155.54         | April 2026                              | \$0.00                 |
| May 2025                                | \$0.00                 | May 2026                                | \$0.00                 |
| June 2025                               | \$0.00                 | June 2026                               | \$0.00                 |
| Year to Date Other Financing Sources    | \$2,324,895.85         | Year to Date Other Financing Sources    | \$0.00                 |
| <b>YTD Revenue</b>                      | <b>\$13,114,560.34</b> | <b>YTD Revenue</b>                      | <b>\$0.00</b>          |
| <b>% of Budget</b>                      | <b>81%</b>             | <b>% of Budget</b>                      | <b>0%</b>              |
| <b>BUDGET</b>                           | <b>\$13,138,528.00</b> | <b>BUDGET</b>                           | <b>\$13,827,899.00</b> |
| <b>Budgeted Other Financing Sources</b> | <b>\$3,045,913.00</b>  | <b>Budgeted Other Financing Sources</b> | <b>\$3,276,624.00</b>  |
| <b>Total Budget FYE 25</b>              | <b>\$16,184,441.00</b> | <b>Total Budget FYE 26</b>              | <b>\$17,104,523.00</b> |

Preliminary Monthly Financial Update – April 2025



**FOUNTAIN INN**  
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***GENERAL FUND – Other Financing Sources Detail***

| Account – Other Financing Sources                          | Budget                | Year to Date          |
|--|-----------------------|-----------------------|
| GO Bond Proceeds   | \$485,000.00          | \$639,000.00          |
| Transfer In – Local Option Sales Tax                       | \$363,161.00          | \$8,380.45            |
| Transfer In – ARPA Fund                                    | \$100,000.00          | \$123,691.74          |
| Transfer In – Gas Fund                                     | \$1,221,182.00        | \$814,121.34          |
| Transfer In – Sewer Fund                                   | \$266,570.00          | \$88,856.87           |
| Transfer In – Hospitality Fund (Christmas)                 | \$340,000.00          | \$339,999.97          |
| Transfer In – Gas Fund (Special Events)                    | \$100,000.00          | \$74,999.98           |
| Transfer In – Hospitality Fund (Special Events)            | \$50,000.00           | \$24,845.50           |
| Transfer In – Hospitality Fund (Street & Grounds)          | \$120,000.00          | \$90,000.00           |
| Transfer In – Hospitality Fund (Community Relations Grant) | \$0.00                | \$120,000.00          |
| <b>Total FY 2024-2025</b>                                  | <b>\$3,045,913.00</b> | <b>\$2,324,895.85</b> |

***GENERAL FUND – Debt Overview***

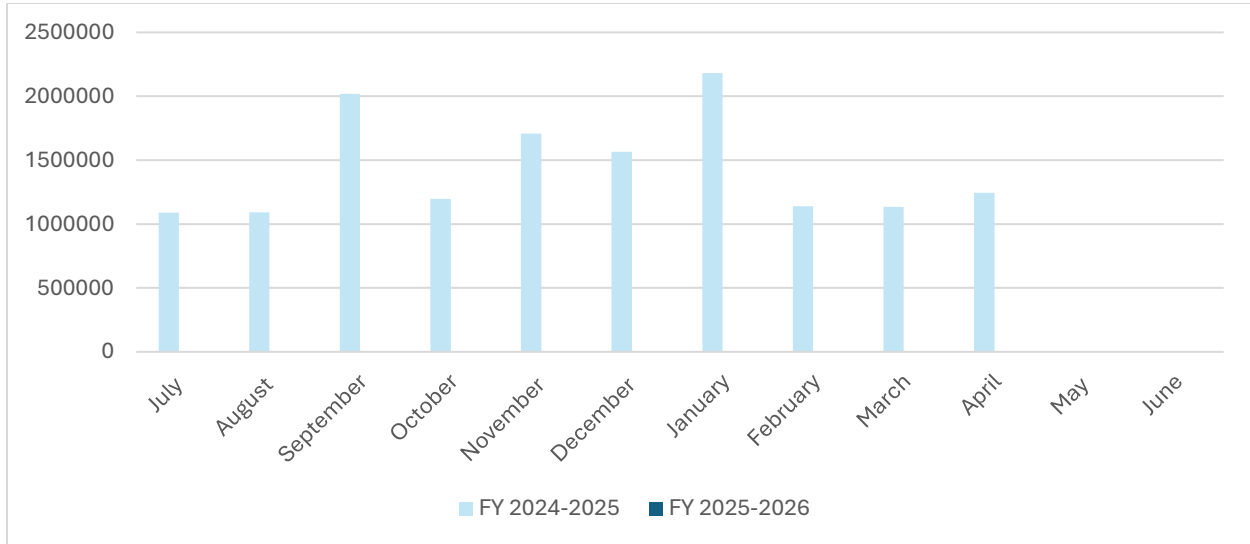
| Debt                               | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made FYE 2025    | Amount Still Due in FYE 2025 |
|------------------------------------|---------------|-----------------|-------------------------------|-----------------------------------|------------------------------|
| 2019 IPRB Woodside Park Recreation | 6/30/2039     | \$4,349,000.00  | \$3,591,000.00                | \$324,828.00 Principal & Interest | \$0.00                       |
| 2019 IPRB Ladder Truck Fire        | 6/30/2039     | \$1,391,000.00  | \$602,000.00                  | \$162,568.00 Principal & Interest | \$0.00                       |
| 2019 IPRB Debris Truck Solid Waste | 6/30/2039     | \$459,000.00    | \$71,000.00                   | \$73,648.00                       | \$0.00                       |

***GENERAL FUND – Cash on Hand as of April 30, 2025:***

***\$1,899,442.01***

# Preliminary Monthly Financial Update – April 2025

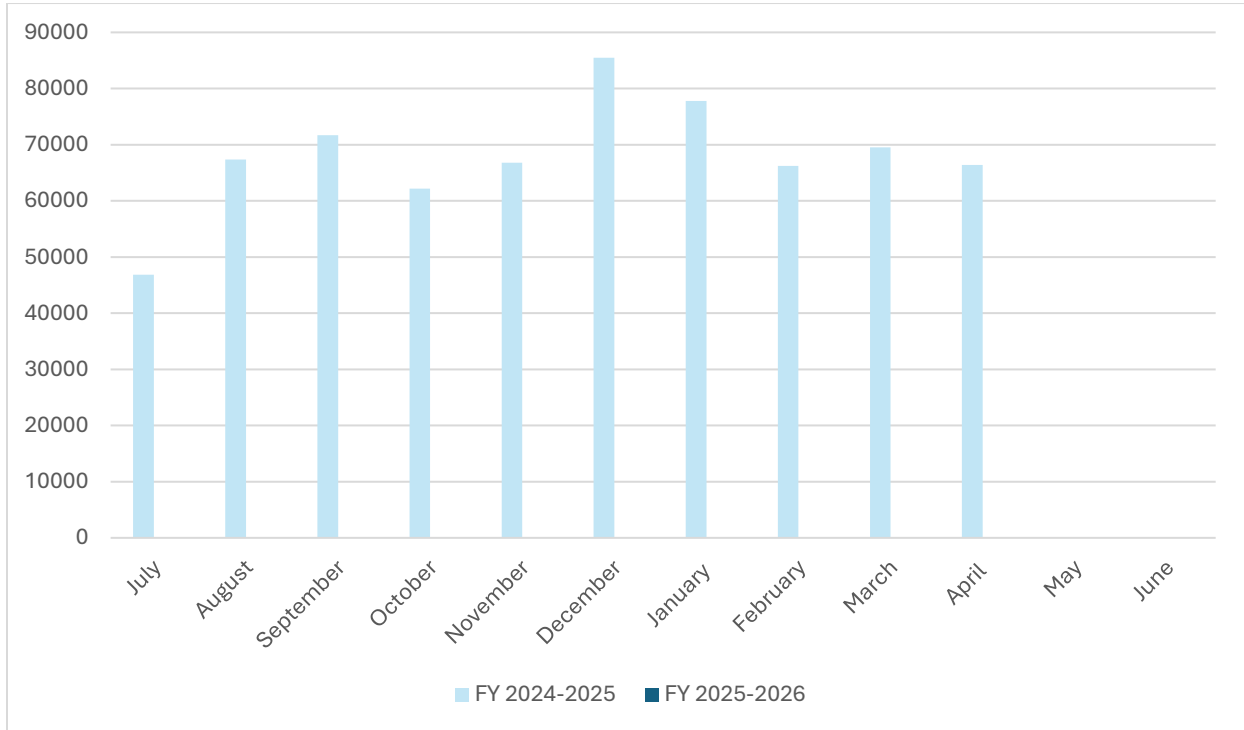
## GENERAL FUND – Expenditure Overview



| FY 2024-2025                     | Expenditures           | FY 2025- 2026                    | Expenditures           |
|----------------------------------|------------------------|----------------------------------|------------------------|
| July 2024                        | \$1,088,611.84         | July 2025                        | \$0.00                 |
| August 2024                      | \$1,092,057.09         | August 2025                      | \$0.00                 |
| September 2024                   | \$2,017,417.90         | September 2025                   | \$0.00                 |
| October 2024                     | \$1,196,473.90         | October 2025                     | \$0.00                 |
| November 2024                    | \$1,708,730.24         | November 2025                    | \$0.00                 |
| December 2024                    | \$1,565,277.49         | December 2025                    | \$0.00                 |
| January 2025                     | \$2,179,860.31         | January 2026                     | \$0.00                 |
| February 2025                    | \$1,139,916.62         | February 2026                    | \$0.00                 |
| March 2025                       | \$1,170,752.41         | March 2026                       | \$0.00                 |
| April 2025                       | \$1,244,570.87         | April 2026                       | \$0.00                 |
| May 2025                         | \$0.00                 | May 2026                         | \$0.00                 |
| June 2025                        | \$0.00                 | June 2026                        | \$0.00                 |
| Year to Date Other Financing Use | \$0.00                 | Year to Date Other Financing Use | \$0.00                 |
| <b>Year to Date</b>              | <b>\$14,403,668.67</b> | <b>Year to Date</b>              | <b>\$0.00</b>          |
| <b>% of Budget</b>               | <b>91%</b>             | <b>% of Budget</b>               | <b>0%</b>              |
| <b>BUDGET</b>                    | <b>\$15,788,640.00</b> | <b>BUDGET</b>                    | <b>\$17,104,523.00</b> |
| Budgeted Other Financing Use     | \$395,801.00           | Budgeted Other Financing Use     | \$0.00                 |
| <b>Budget FYE 25</b>             | <b>\$15,788,640.00</b> | <b>Budget FYE 26</b>             | <b>\$17,104,523.00</b> |

# Preliminary Monthly Financial Update – April 2025

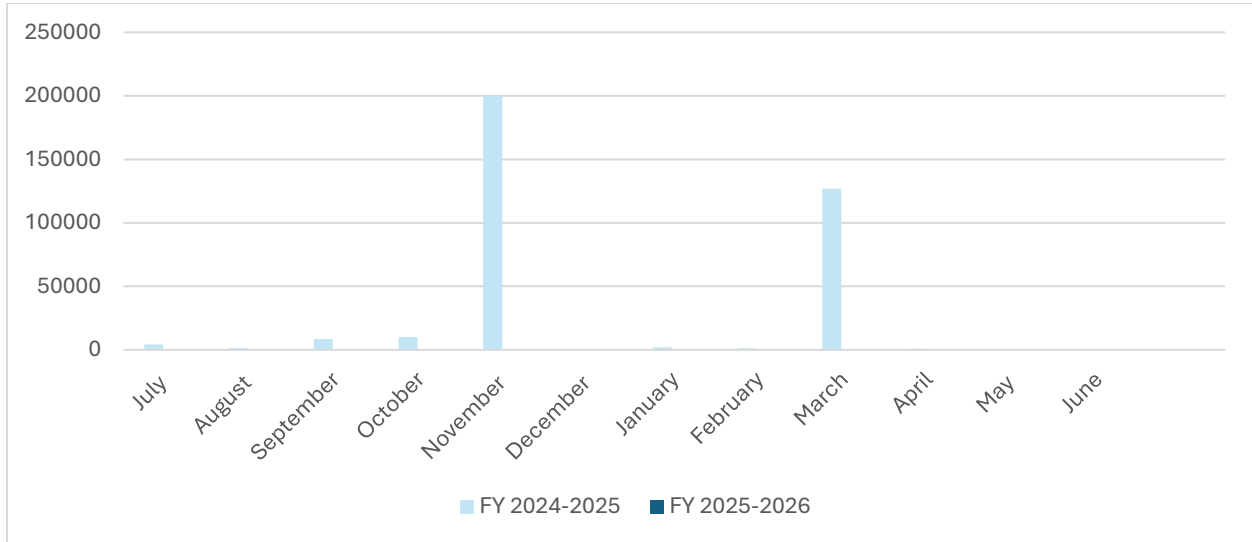
## HOSPITALITY FUND – Revenue Overview



| FY 2024-2025               | Revenue             | FY 2025- 2026              | Revenue               |
|----------------------------|---------------------|----------------------------|-----------------------|
| July 2024                  | \$46,855.02         | July 2025                  | \$0.00                |
| August 2024                | \$67,354.35         | August 2025                | \$0.00                |
| September 2024             | \$71,696.16         | September 2025             | \$0.00                |
| October 2024               | \$62,168.82         | October 2025               | \$0.00                |
| November 2024              | \$66,778.83         | November 2025              | \$0.00                |
| December 2024              | \$85,454.91         | December 2025              | \$0.00                |
| January 2025               | \$77,803.03         | January 2026               | \$0.00                |
| February 2025              | \$66,237.36         | February 2026              | \$0.00                |
| March 2025                 | \$69,543.07         | March 2026                 | \$0.00                |
| April 2025                 | \$66,420.25         | April 2026                 | \$0.00                |
| May 2025                   | \$0.00              | May 2026                   | \$0.00                |
| June 2025                  | \$0.00              | June 2026                  | \$0.00                |
| <b>YTD Revenue</b>         | <b>\$680,311.80</b> | <b>YTD Revenue</b>         | <b>\$2,066,000.00</b> |
| <b>% of Budget</b>         | <b>72%</b>          | <b>% of Budget</b>         | <b>%</b>              |
| <b>Total Budget FYE 25</b> | <b>\$949,939.00</b> | <b>Total Budget FYE 26</b> | <b>\$2,066,000.00</b> |

# Preliminary Monthly Financial Update – April 2025

## HOSPITALITY FUND – Expenditure Overview



| FY 2024-2025                  | Expenditures        | FY 2025- 2026                 | Expenditures          |
|-------------------------------|---------------------|-------------------------------|-----------------------|
| July 2024                     | \$4,313.26          | July 2025                     | \$0.00                |
| August 2024                   | \$1,490.46          | August 2025                   | \$0.00                |
| September 2024                | \$8,468.94          | September 2025                | \$0.00                |
| October 2024                  | \$10,139.05         | October 2025                  | \$0.00                |
| November 2024                 | \$200,139.05        | November 2025                 | \$0.00                |
| December 2024                 | \$550.95            | December 2025                 | \$0.00                |
| January 2025                  | \$1,939.05          | January 2026                  | \$0.00                |
| February 2025                 | \$1,159.95          | February 2026                 | \$0.00                |
| March 2025                    | \$126,954.28        | March 2026                    | \$0.00                |
| April 2025                    | \$870.75            | April 2026                    | \$0.00                |
| May 2025                      | \$0.00              | May 2026                      | \$0.00                |
| June 2025                     | \$0.00              | June 2026                     | \$0.00                |
| Year to Date                  | \$484,845.47        | Year to Date                  | \$0.00                |
| Other Financing Uses          |                     | Other Financing Uses          |                       |
| <b>Year to Date</b>           | <b>\$840,871.21</b> | <b>Year to Date</b>           | <b>\$0.00</b>         |
| <b>% of Budget</b>            | <b>89%</b>          | <b>% of Budget</b>            | <b>0%</b>             |
| <b>BUDGET</b>                 | <b>\$439,939.00</b> | <b>BUDGET</b>                 | <b>\$1,246,000.00</b> |
| Budgeted Other Financing Uses | \$510,000.00        | Budgeted Other Financing Uses | \$820,000.00          |
| <b>Budget FYE 25</b>          | <b>\$949,939.00</b> | <b>Budget FYE 25</b>          | <b>\$2,066,000.00</b> |

Preliminary Monthly Financial Update – April 2025



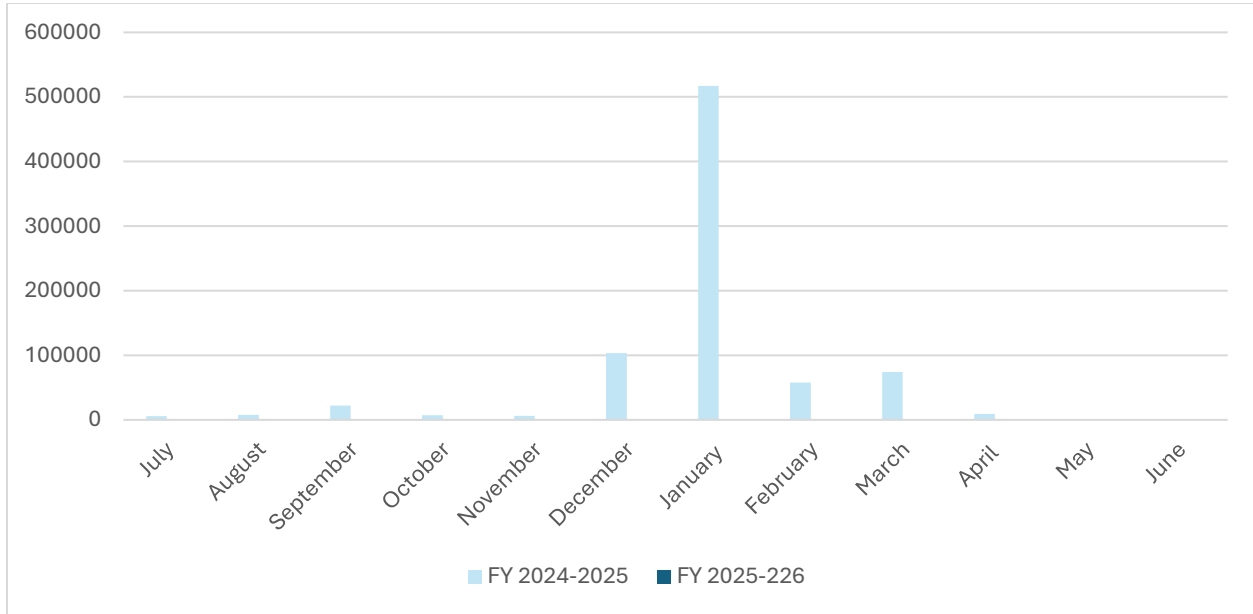
*HOSPITALITY FUND – Debt Overview*

| Debt                     | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made FYE 2025         | Amount Still Due in FYE 2025 |
|--------------------------|---------------|-----------------|-------------------------------|--|------------------------------|
| 2013A<br>A&H Tax<br>Bond | 4/01/2029     | \$914,833.33    | \$270,603.72                  | \$69,695.74<br>Principal &<br>Interest | \$0.00                       |
| 2013B<br>A&H Tax<br>Bond | 4/01/2028     | \$785,000.00    | \$181,900.00                  | \$63,946.76<br>Principal &<br>Interest | \$0.00                       |

*HOSPITALITY FUND – Cash on Hand as of April 30, 2025:           \$1,063,251.09*

# Preliminary Monthly Financial Update – April 2025

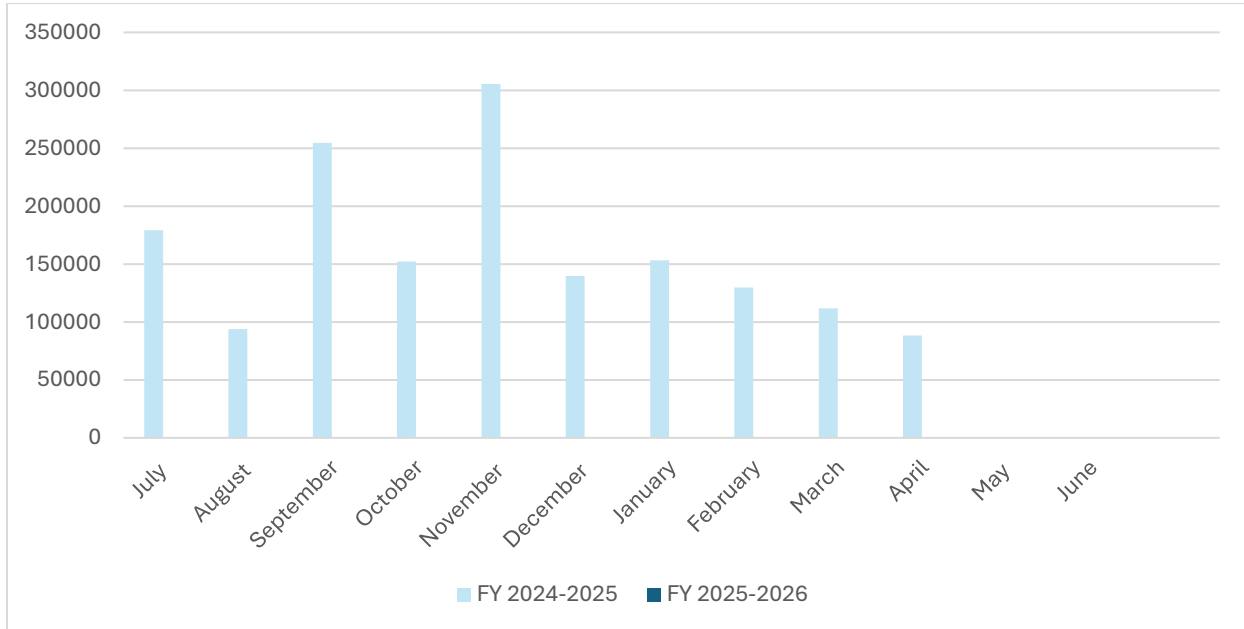
## SOLID WASTE FUND – Revenue Overview



| FY 2024-2025 |   | Revenue               | FY 2025- 2026 |   | Revenue               |
|--------------|---|-----------------------|---------------|---|-----------------------|
|              | July 2024                               | \$5,780.00            |               | July 2025                               | \$0.00                |
|              | August 2024                             | \$7,472.00            |               | August 2025                             | \$0.00                |
|              | September 2024                          | \$22,296.00           |               | September 2025                          | \$0.00                |
|              | October 2024                            | \$7,448.00            |               | October 2025                            | \$0.00                |
|              | November 2024                           | \$6,120.00            |               | November 2025                           | \$0.00                |
|              | December 2024                           | \$103,348.00          |               | December 2025                           | \$0.00                |
|              | January 2025                            | \$517,221.00          |               | January 2026                            | \$0.00                |
|              | February 2025                           | \$57,942.07           |               | February 2026                           | \$0.00                |
|              | March 2025                              | \$74,254.00           |               | March 2026                              | \$0.00                |
|              | April 2025                              | \$9,192.00            |               | April 2026                              | \$0.00                |
|              | May 2025                                | \$0.00                |               | May 2026                                | \$0.00                |
|              | June 2025                               | \$0.00                |               | June 2026                               | \$0.00                |
|              | Year to Date                            | \$0.00                |               | Year to Date                            | \$0.00                |
|              | Other Financing Sources                 |                       |               | Other Financing Sources                 |                       |
|              | <b>YTD Revenue</b>                      | <b>\$811,073.07</b>   |               | <b>YTD Revenue</b>                      | <b>\$0.00</b>         |
|              | <b>% of Budget</b>                      | <b>72%</b>            |               | <b>% of Budget</b>                      | <b>0%</b>             |
|              | <b>BUDGET</b>                           | <b>\$1,120,389.00</b> |               | <b>BUDGET</b>                           | <b>\$1,510,985.00</b> |
|              | <b>Budgeted Other Financing Sources</b> | <b>\$395,801.00</b>   |               | <b>Budgeted Other Financing Sources</b> | <b>\$0.00</b>         |
|              | <b>Total Budget FYE 25</b>              | <b>\$1,156,190.00</b> |               | <b>Total Budget FYE 26</b>              | <b>\$1,510,985.00</b> |

# Preliminary Monthly Financial Update – April 2025

## SOLID WASTE FUND – Expenditure Overview



| FY 2024-2025         | Expenditures          | FY 2025- 2026        | Expenditures          |
|----------------------|-----------------------|----------------------|-----------------------|
| July 2024            | \$179,305.25          | July 2025            | \$0.00                |
| August 2024          | \$93,862.34           | August 2025          | \$0.00                |
| September 2024       | \$254,605.27          | September 2025       | \$0.00                |
| October 2024         | \$152,219.68          | October 2025         | \$0.00                |
| November 2024        | \$305,293.76          | November 2025        | \$0.00                |
| December 2024        | \$139,582.17          | December 2025        | \$0.00                |
| January 2025         | \$153,237.69          | January 2026         | \$0.00                |
| February 2025        | \$129,820.19          | February 2026        | \$0.00                |
| March 2025           | \$111,866.00          | March 2026           | \$0.00                |
| April 2025           | \$94,773.12           | April 2026           | \$0.00                |
| May 2025             | \$0.00                | May 2026             | \$0.00                |
| June 2025            | \$0.00                | June 2026            | \$0.00                |
| <b>Year to Date</b>  | <b>\$1,614,565.47</b> | <b>Year to Date</b>  | <b>\$0.00</b>         |
| <b>% of Budget</b>   | <b>106%</b>           | <b>% of Budget</b>   | <b>0%</b>             |
| <b>Budget FYE 25</b> | <b>\$1,516,190.00</b> | <b>Budget FYE 26</b> | <b>\$1,510,985.00</b> |

Preliminary Monthly Financial Update – April 2025

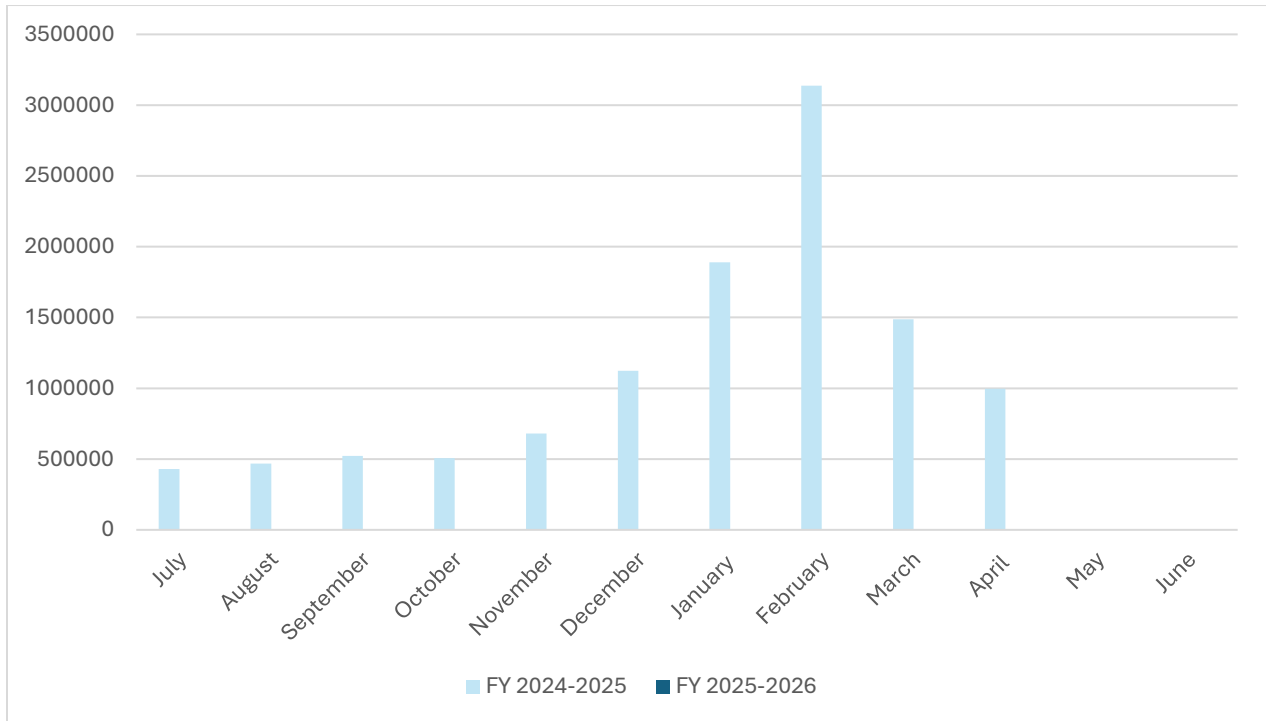


*SOLID WASTE FUND – Debt Overview*

| Debt                                   | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made FYE 2025   | Amount Still Due in FYE 2025 |
|--|---------------|-----------------|-------------------------------|----------------------------------|------------------------------|
| 2019 IPRB (Debris Truck)               | 6/30/2026     | \$459,000.00    | \$71,000.00                   | \$73,648.00 Principal & Interest | \$0.00                       |
| 2020 Master Lease (Sanitation Vehicle) | 6/30/2026     | \$443,000.00    | \$91,000.00                   | \$92,570.20 Principal & Interest | \$0.00                       |
| 2021 Master Lease                      | 6/30/2027     | \$113,000.00    | \$46,000.00                   | \$23,924.60 Principal & Interest | \$0.00                       |

# Preliminary Monthly Financial Update – April 2025

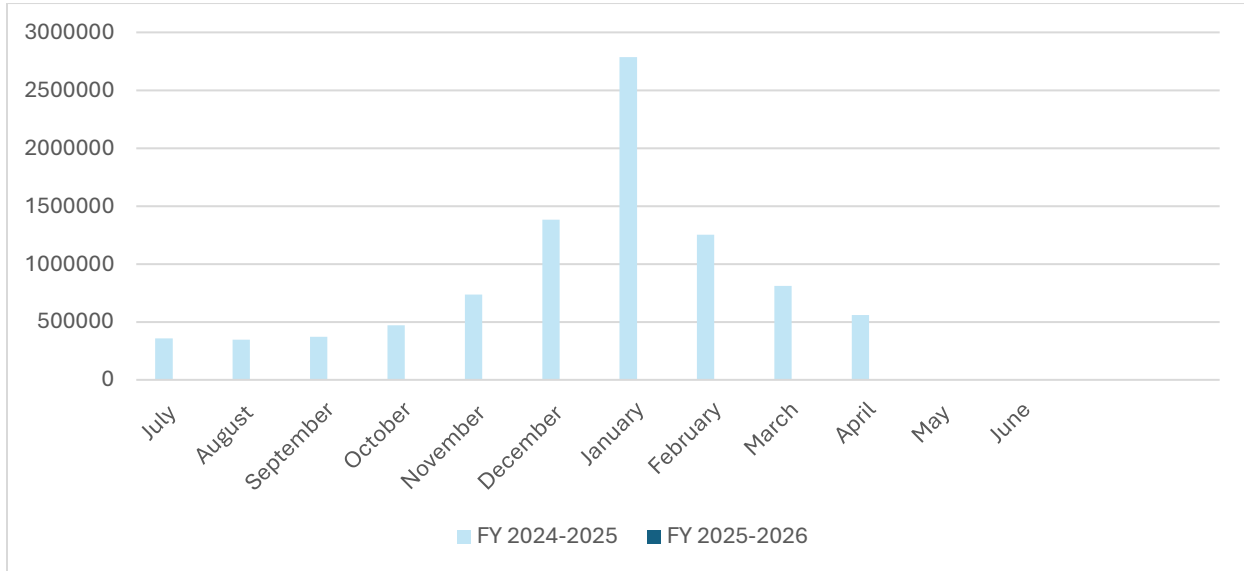
## NATURAL GAS – Revenue Overview



| FY 2024-2025               |  | Revenue                | FY 2025- 2026              |  | Revenue                |
|----------------------------|--|------------------------|----------------------------|--|------------------------|
| July 2024                  |  | \$429,142.59           | July 2025                  |  | \$0.00                 |
| August 2024                |  | \$468,134.26           | August 2025                |  | \$0.00                 |
| September 2024             |  | \$521,699.86           | September 2025             |  | \$0.00                 |
| October 2024               |  | \$506,817.73           | October 2025               |  | \$0.00                 |
| November 2024              |  | \$680,417.38           | November 2025              |  | \$0.00                 |
| December 2024              |  | \$1,123,258.56         | December 2025              |  | \$0.00                 |
| January 2025               |  | \$1,889,426.67         | January 2026               |  | \$0.00                 |
| February 2025              |  | \$3,136,973.81         | February 2026              |  | \$0.00                 |
| March 2025                 |  | \$1,487,057.78         | March 2026                 |  | \$0.00                 |
| April 2025                 |  | \$997,640.80           | April 2026                 |  | \$0.00                 |
| May 2025                   |  | \$0.00                 | May 2026                   |  | \$0.00                 |
| June 2025                  |  | \$0.00                 | June 2026                  |  | \$0.00                 |
| <b>YTD Revenue</b>         |  | <b>\$11,240,569.44</b> | <b>YTD Revenue</b>         |  | <b>\$0.00</b>          |
| <b>% of Budget</b>         |  | <b>93%</b>             | <b>% of Budget</b>         |  | <b>0%</b>              |
| <b>Total Budget FYE 25</b> |  | <b>\$12,148,482.00</b> | <b>Total Budget FYE 26</b> |  | <b>\$12,553,048.00</b> |

# Preliminary Monthly Financial Update – April 2025

## NATURAL GAS FUND – Expenditure Overview



| FY 2024-2025                         | Expenditures           | FY 2025- 2026                        | Expenditures           |
|--------------------------------------|------------------------|--------------------------------------|------------------------|
| July 2024                            | \$357,357.26           | July 2025                            | \$0.00                 |
| August 2024                          | \$346,953.46           | August 2025                          | \$0.00                 |
| September 2024                       | \$371,132.65           | September 2025                       | \$0.00                 |
| October 2024                         | \$470,885.40           | October 2025                         | \$0.00                 |
| November 2024                        | \$735,065.16           | November 2025                        | \$0.00                 |
| December 2024                        | \$1,381,965.87         | December 2025                        | \$0.00                 |
| January 2025                         | \$2,785,048.79         | January 2026                         | \$0.00                 |
| February 2025                        | \$1,253,630.37         | February 2026                        | \$0.00                 |
| March 2025                           | \$811,114.00           | March 2026                           | \$0.00                 |
| April 2025                           | \$558,216.38           | April 2026                           | \$0.00                 |
| May 2025                             | \$0.00                 | May 2026                             | \$0.00                 |
| June 2025                            | \$0.00                 | June 2026                            | \$0.00                 |
| Year to Date                         | \$889,121.32           | Year to Date                         | \$0.00                 |
| Other Financing Uses                 |                        | Other Financing Uses                 |                        |
| <b>Year to Date</b>                  | <b>\$9,960,490.64</b>  | <b>Year to Date</b>                  | <b>\$0.00</b>          |
| <b>% of Budget</b>                   | <b>82%</b>             | <b>% of Budget</b>                   | <b>0%</b>              |
| <b>BUDGET</b>                        | <b>\$10,747,300.00</b> | <b>BUDGET</b>                        | <b>\$9,837,504.00</b>  |
| <b>Budgeted Other Financing Uses</b> | <b>\$1,401,182.00</b>  | <b>Budgeted Other Financing Uses</b> | <b>\$2,715,544.00</b>  |
| <b>Budget FYE 25</b>                 | <b>\$12,148,482.00</b> | <b>Budget FYE 26</b>                 | <b>\$12,553,048.00</b> |

Preliminary Monthly Financial Update – April 2025



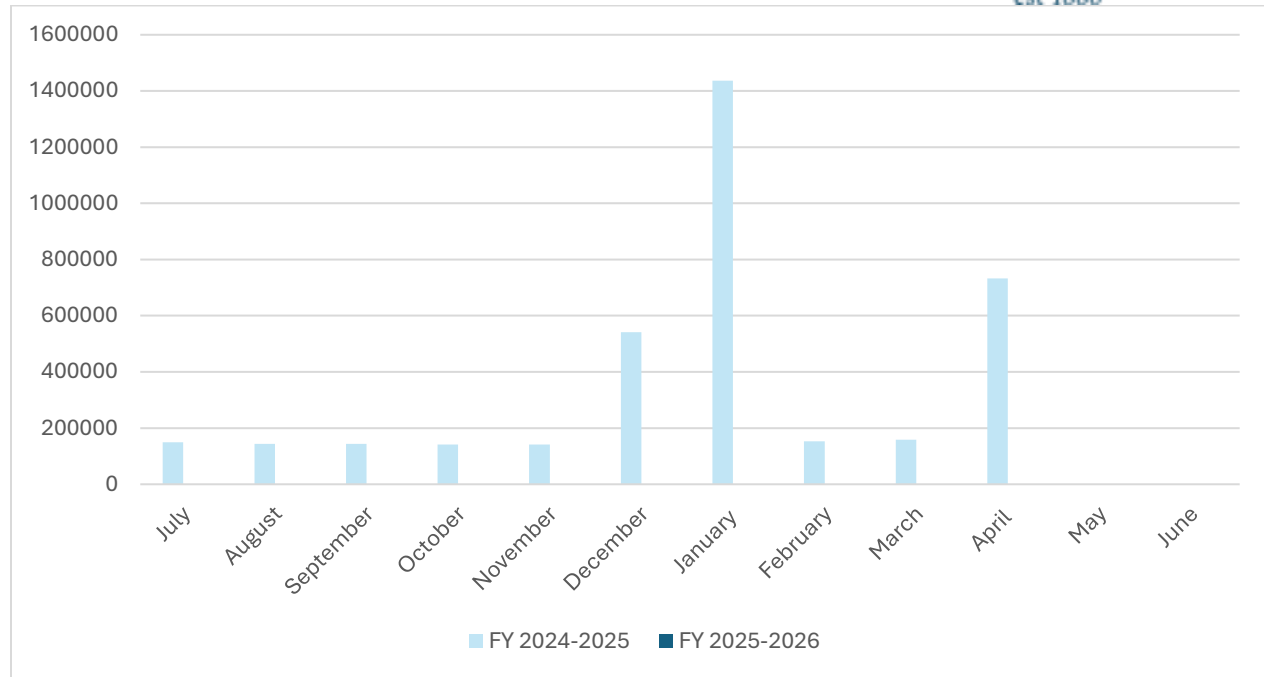
NATURAL GAS FUND – Debt Overview

| Debt           | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made FYE 2025    | Amount Still Due in FYE 2025 |
|----------------|---------------|-----------------|-------------------------------|-----------------------------------|------------------------------|
| 2015A Gas Bond | 10/01/2030    | \$3,465,000     | \$2,782,000                   | \$440,494.90 Principal & Interest | \$0.00                       |
| 2021 IPRB      | 6/30/2041     | \$3,562,500     | \$2,917,000                   | \$215,935.00 Principal & Interest | \$0.00                       |

*NATURAL GAS FUND – Cash on Hand as of April 30, 2025: \$4,171,868.28*

# Preliminary Monthly Financial Update – April 2025

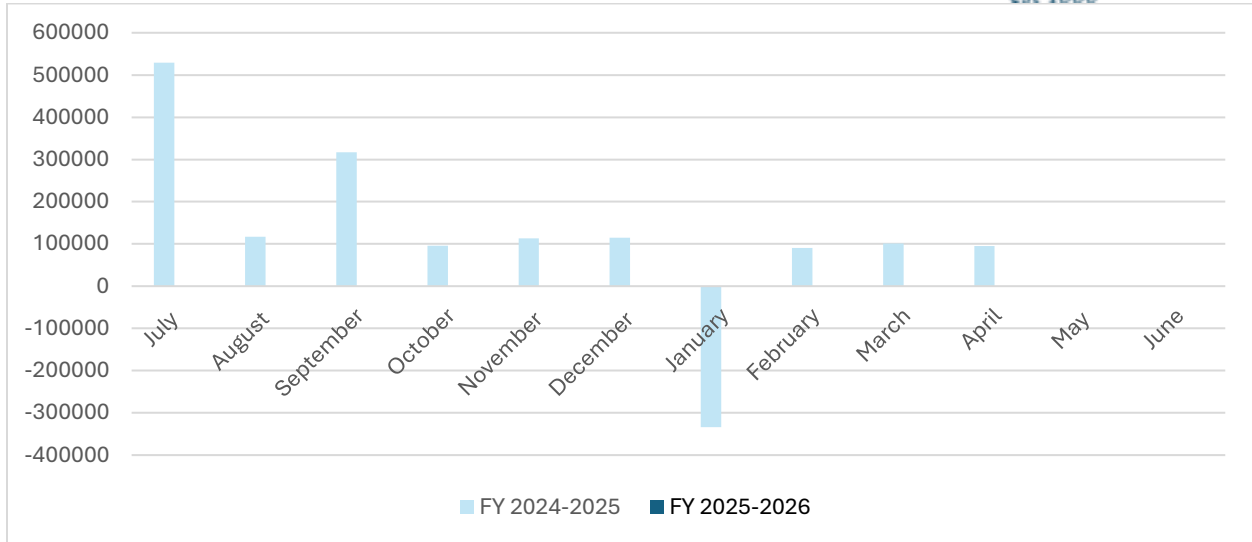
## SEWER FUND – Revenue Overview



| FY 2024-2025                            | Revenue               | FY 2025- 2026                           | Revenue               |
|---|-----------------------|---|-----------------------|
| July 2024                               | \$149,385.05          | July 2025                               | \$0.00                |
| August 2024                             | \$143,835.25          | August 2025                             | \$0.00                |
| September 2024                          | \$143,455.50          | September 2025                          | \$0.00                |
| October 2024                            | \$141,274.70          | October 2025                            | \$0.00                |
| November 2024                           | \$141,172.77          | November 2025                           | \$0.00                |
| December 2024                           | \$541,384.20          | December 2025                           | \$0.00                |
| January 2025                            | \$1,585,647.79        | January 2026                            | \$0.00                |
| February 2025                           | \$152,742.54          | February 2026                           | \$0.00                |
| March 2025                              | \$158,579.33          | March 2026                              | \$0.00                |
| April 2025                              | \$732,178.29          | April 2026                              | \$0.00                |
| May 2025                                | \$0.00                | May 2026                                | \$0.00                |
| June 2025                               | \$0.00                | June 2026                               | \$0.00                |
| Year to Date                            | \$10,761.12           | Year to Date                            | \$0.00                |
| Other Financing Sources                 |                       | Other Financing Sources                 |                       |
| <b>YTD Revenue</b>                      | <b>\$3,900,416.54</b> | <b>YTD Revenue</b>                      | <b>\$0.00</b>         |
| <b>% of Budget</b>                      | <b>185%</b>           | <b>% of Budget</b>                      | <b>0%</b>             |
| <b>BUDGET</b>                           | <b>\$2,113,073.00</b> | <b>BUDGET</b>                           | <b>\$6,505,751.00</b> |
| <b>Budgeted Other Financing Sources</b> | <b>\$0.00</b>         | <b>Budgeted Other Financing Sources</b> | <b>\$0.00</b>         |
| <b>Total Budget FYE 25</b>              | <b>\$2,113,073.00</b> | <b>Total Budget FYE 26</b>              | <b>\$6,505,751.00</b> |

# Preliminary Monthly Financial Update – April 2025

## SEWER FUND – Expenditure Overview



| FY 2024-2025                         | Expenditures          | FY 2025- 2026                        | Expenditures          |
|--------------------------------------|-----------------------|--------------------------------------|-----------------------|
| July 2024                            | \$528,963.50          | July 2025,                           | \$0.00                |
| August 2024                          | \$117,384.39          | August 2025                          | \$0.00                |
| September 2024                       | \$317,143.32          | September 2025                       | \$0.00                |
| October 2024                         | \$95,686.23           | October 2025                         | \$0.00                |
| November 2024                        | \$113,242.20          | November 2025                        | \$0.00                |
| December 2024                        | \$114,809.91          | December 2025                        | \$0.00                |
| January 2025                         | -\$333,593.22         | January 2026                         | \$0.00                |
| February 2025                        | \$90,876.07           | February 2026                        | \$0.00                |
| March 2025                           | \$101,067.28          | March 2026                           | \$0.00                |
| April 2025                           | \$94,867.02           | April 2026                           | \$0.00                |
| May 2025                             | \$0.00                | May 2026                             | \$0.00                |
| June 2025                            | \$0.00                | June 2026                            | \$0.00                |
| Year to Date                         | \$88,856.87           | Year to Date                         | \$0.00                |
| Other Financing Uses                 |                       | Other Financing Uses                 |                       |
| <b>Year to Date</b>                  | <b>\$1,329,303.57</b> | <b>Year to Date</b>                  | <b>\$0.00</b>         |
| <b>% of Budget</b>                   | <b>63%</b>            | <b>% of Budget</b>                   | <b>0%</b>             |
| <b>BUDGET</b>                        | <b>\$1,846,503.00</b> | <b>BUDGET</b>                        | <b>\$6,360,599.00</b> |
| <b>Budgeted Other Financing Uses</b> | <b>\$266,570.00</b>   | <b>Budgeted Other Financing Uses</b> | <b>\$145,152.00</b>   |
| <b>Budget FYE 25</b>                 | <b>\$2,113,073.00</b> | <b>Budget FYE 26</b>                 | <b>\$6,505.751.00</b> |

Preliminary Monthly Financial Update – April 2025



***SEWER FUND – Debt Overview***

| Debt            | Maturity Date | Original Amount | Remaining Balance (Principal) | Payments Already Made FYE 2025       | Amount Still Due in FYE 2025 |
|-----------------|---------------|-----------------|-------------------------------|--------------------------------------|------------------------------|
| 2012 Sewer Bond | 5/01/2029     | \$3,706,981.57  | \$1,312,486.94                | \$280,393.26<br>Principal & Interest | \$0.00                       |
| 2014 Sewer Bond | 5/01/2029     | \$1,118,000.00  | \$378,000.00                  | \$100,631.00<br>Principal & Interest | \$0.00                       |
| 2021 IPRB       | 6/30/2041     | \$712,500.00    | \$583,400.00                  | \$43,187.00<br>Principal & Interest  | \$0.00                       |
| 2024 SRF Loan   | 2/1/2027      | \$1,337,883.00  | \$1,337,883.00                | \$0.00<br>Principal & Interest       | \$0.00                       |

***SEWER FUND – Cash on Hand as of April 30, 2025:                   \$242,954.63***

# Preliminary Budget Update – April 2025

(Ideal Percentage Remaining 17%)



| Department             | Budgeted Expenditures | YTD Expenditures | Encumbrance    | Remaining Balance | Percent Remaining |
|------------------------|-----------------------|------------------|----------------|-------------------|-------------------|
| City                   | \$1,244,039.00        | \$2,047,019.41   | \$3,500.00     | -\$806,480.41     | -65%              |
| Administration         | \$323,548.00          | \$288,152.75     | \$0.00         | \$35,395.25       | 11%               |
| Court                  | \$376,004.00          | \$312,984.42     | \$0.00         | \$63,019.58       | 17%               |
| Mayor/Council          | \$165,603.00          | \$183,407.90     | \$0.00         | -\$17,804.90      | -11%              |
| Economic Development   | \$810,961.00          | \$643,909.02     | \$0.00         | \$167,051.98      | 21%               |
| Finance                | \$779,354.00          | \$541,268.73     | \$0.00         | \$238,085.27      | 31%               |
| Human Resources        | \$216,088.00          | \$153,139.43     | \$0.00         | \$62,948.57       | 29%               |
| Police Dept.           | \$5,264,582.00        | \$4,366,810.79   | \$173,086.11   | \$724,685.10      | 14%               |
| Fire Dept.             | \$3,457,849.00        | \$2,846,169.91   | \$2,244,102.73 | -\$1,632,423.64   | -47%              |
| Public Works           | \$296,650.00          | \$290,068.39     | \$0.00         | \$6,581.61        | 3%                |
| Planning & Development | \$664,110.00          | \$513,520.51     | \$1,797.00     | \$148,792.49      | 22%               |
| Streets & Grounds      | \$904,948.00          | \$816,345.31     | \$23,523.48    | \$65,079.21       | 7%                |
| Recreation             | \$1,476,373.00        | \$1,224,845.14   | \$43,462.19    | \$208,065.67      | 14%               |
| Facility Maintenance   | \$204,332.00          | \$176,026.96     | \$16,540.00    | \$11,765.04       | 6%                |
| Hospitality            | \$949,939.00          | \$840,871.21     | \$0.00         | \$109,067.79      | 11%               |
| Solid Waste            | \$1,516,190.00        | \$1,614,565.47   | \$16,795.22    | -\$115,170.69     | -8%               |
| Natural Gas            | \$12,148,482.00       | \$9,960,490.66   | \$190,318.65   | \$1,997,672.69    | 16%               |
| Sewer                  | \$2,113,073.00        | \$1,329,303.57   | \$0.00         | \$783,769.43      | 37%               |

## **FIRE – FIRE DEPARTMENT SUMMARY**

### **Summary of Monthly Events**

- 178 calls for June
- Multiple trainings completed
- 38 overlapping calls
- Boat 229 with 2 members responded to assist Greenville and Pickens County with a missing person in Saluda Lake. Bt229 and sonar was used to locate the drowning victim.
- Multiple members to receive Life Saving Awards from Cardiac Arrest saves
- Had police camp visit the station for a tour
- 5 members attended the SC State Firefighters Conference

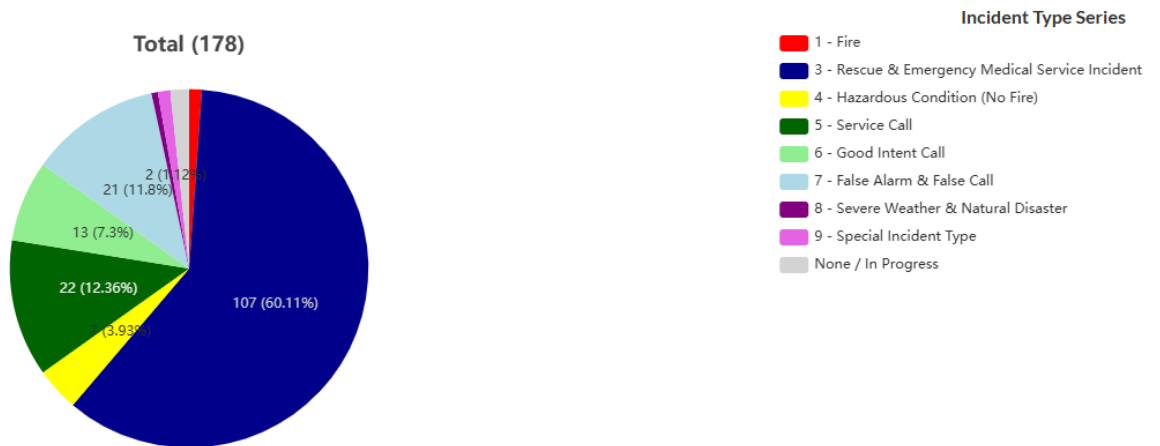
## **DEPARTMENT HIGHLIGHTS**

### Current Projects

- Multiple plan reviews and building surveys are being completed
- Policy and Procedure rewrite underway. New/updated P&P are being issued weekly
- Moving from NFRIS to NERIS for National Reporting by the end of the year
- Truck committee has found 2 replacement engines. Need council to approve securing one of these to replace an engine in our fleet.

### Upcoming

- Members attending training in Myrtle Beach for the South Carolina Fire Conference
- Preparation beginning for Open House
- Working to renew our Medical License due in June (Completed)





**City of Fountain Inn - Human Resources Monthly Report - June 2025**

| Home Department                    | May Headcount | June Hires / Transfers In | June Terms | June Transfers Out | June 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                  | 4             | 0                         | 0          | 0                  | 4              | 0         | 0                         | 0                  | 4          | 0                | 0           |
| 000413 / Council                   | 8             | 0                         | 0          | 0                  | 8              | 0         | 0                         | 1                  | 7          | 0                | 0           |
| 000414 / Community Relations       | 6             | 0                         | 0          | 0                  | 6              | 0         | 0                         | 0                  | 6          | 0                | 0           |
| 000416 / Finance                   | 10            | 1                         | 0          | 0                  | 11             | 0         | 3                         | 0                  | 8          | 0                | 0           |
| 000417 / Human Resources           | 2             | 0                         | 0          | 0                  | 2              | 0         | 0                         | 1                  | 1          | 0                | 0           |
| 000421 / Police                    | 45            | 0                         | 2          | 0                  | 43             | 0         | 3                         | 5                  | 34         | 0                | 1           |
| 000422 / Fire                      | 31            | 0                         | 1          | 0                  | 30             | 0         | 1                         | 1                  | 28         | 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 | 8             | 0                         | 0          | 0                  | 8              | 0         | 1                         | 0                  | 7          | 0                | 0           |
| 000432 / Sanitation                | 9             | 1                         | 0          | 0                  | 10             | 0         | 5                         | 0                  | 5          | 0                | 0           |
| 000434 / Sewer                     | 3             | 0                         | 0          | 0                  | 3              | 0         | 0                         | 0                  | 4          | 0                | 0           |
| 000451 / Recreation                | 37            | 1                         | 0          | 0                  | 38             | 0         | 13                        | 1                  | 23         | 0                | 0           |
| 000453 / Facilities Maintenance    | 2             | 0                         | 0          | 0                  | 2              | 0         | 0                         | 1                  | 1          | 0                | 0           |
| 000510 / Gas Field                 | 20            | 0                         | 0          | 0                  | 20             | 0         | 0                         | 1                  | 19         | 0                | 0           |
| <b>Totals:</b>                     | <b>193</b>    | <b>3</b>                  | <b>3</b>   | <b>0</b>           | <b>193</b>     | <b>0</b>  | <b>27</b>                 | <b>11</b>          | <b>154</b> | <b>0</b>         | <b>1</b>    |

**FULL TIME 152 / PART TIME 41**

**Recruitment Status for Open Positions - AS OF 7/3/2025**

- 421 Police:** Certified UPO (1) Vacancy; candidates in process
- 421 Police:** Records Technician (1) Vacancy; accepting applications
- 421/422 Police/Fire:** Dispatcher (2) Vacancies; candidates in process
- 422 Fire:** Lieutenant (2) Vacancies; interviews scheduled
- 422 Fire:** Firefighter (Candidate Pool); accepting applications, two offers extended
- 425 Planning & Dev.:** Zoning Administrator (1) Vacancy; offer extended
- 434 Sewer/Stormwater:** Technician I-III (2) Vacancies - candidates in process

| <b>New Hires - JUNE</b> | <b>Department</b> | <b>Title</b>                 |
|-------------------------|-------------------|------------------------------|
| Knudsen, Melissa        | 000416            | Business License Coordinator |
| Mills, Stephen          | 000432            | Public Works Driver CDL      |
| Abrams, Destyne         | 000451            | Recreation Support Staff     |

- \*Offers Accepted as of 7/3/2025**
- 432 Public Works Driver CDL / Sanitation - Start Date 7/21/2025**
  - 451 Recreation Coordinator - Start Date 7/14**

## JUDICIAL DIVISION DEPARTMENT SUMMARY

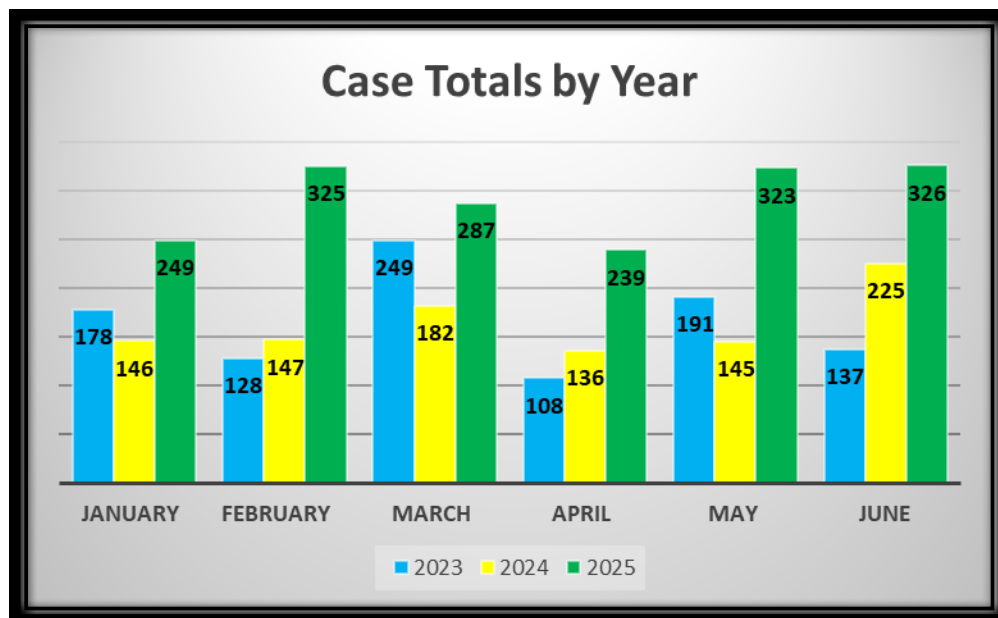
### June Case Status

| PERFORMANCE INDICATORS | CRIMINAL | TRAFFIC | TOTALS |
|------------------------|----------|---------|--------|
| CASE TOTALS            | 55       | 271     | 326    |
| TRANSFERRED CASES      | 18       | 15      | 33     |
| DISPOSED CASES         | 0        | 30      | 30     |
| PENDING CASES          | 37       | 226     | 263    |

## DEPARTMENT HIGHLIGHTS

### Current Projects:

- Jury trials for the third quarter of 2025 scheduled for the week of October 20 - 24, 2025.
- Second phase of retention project is completed.



## Fountain Inn Natural Gas

### GAS SUPPLY

- **June Gas Volume:** 34,071 Dths. (lowest June consumption since 2017)
- **June Consumption:** 17.7% lower than June 2024 and 5.12% lower than the 3-year average for June.
- **Natural Gas Pricing:**
  - **July Gas Price:** \$3.261 per Dekatherm
  - **Change from June:** increase of \$0.057 per Dekatherm,
    - **Note:** This price reflects the commodity cost only. The final "Cost of Gas" includes additional factors such as transportation, fees and other costs which affect FING’s monthly billing.

### GAS OPERATIONS

- We currently serve **12,720 total customers**.
- We have received both the DOT and DHEC permit approvals for the installation of 14,760 feet of 6-inch high-pressure; however, the project is temporarily on hold.
- **Williams/Transco City Gate:** Negotiations with Williams regarding the upgrade of the existing FING city gate are ongoing. While we have successfully finalized the engineering design parameters for the new station, discussions around the total project cost are still underway. This is a complex project that requires detailed planning and a significant financial investment from Fountain Inn Natural Gas. My priority remains to ensure that all associated costs are fully justified, reasonable, and consistent with industry standards in order to protect the interests of our ratepayers.
- The number of new service line installations remains below last year's average.

### KEY INDICATORS

| PERFORMANCE INDICATORS            | CURRENT         | Y-T-D              |
|-----------------------------------|-----------------|--------------------|
| NEW MAIN LINES INSTALLED          | 7,007 ft.       | 69,315 ft.         |
| NEW SERVICE LINES INSTALLED       | 49SL; 2,189 ft. | 257 SL; 13,489 ft. |
| AVERAGE HORS OF EMPLOYEE TRAINING |                 | Avg. 11 hrs./EE    |



Gas Department  
Monthly Report  
Period Ending, June 2025

## **SOUTH CAROLINA RESIDENCIAL GAS RATES**

The rates for June were not compiled at a State level.

## **PLANNING & ZONING**

### **A. Zoning Ordinance & Land Development Regulations Rewrite**

- Staff has received a complete draft document and has it under review.
- The articles will be grouped and sent to Council and the Planning Commission to receive feedback.
- A public information meeting will be scheduled once the drafts have been reviewed and revised.

### **B. Boards & Commissions**

#### **Planning Commission (June 18<sup>th</sup>)**

- SP-2025-03, Barton Hollow PD  
Request: Final Development Plan  
Applicant: Wesley White, Gray Ridgewater Engineering & Surveying  
TMS: 0562010102823  
Existing Zoning: PD, Planned Development  
Vote: 6-0, approved
- SP-2025-04, The Hamptons  
Request: Revised Preliminary Plat Approval  
Applicant: Alex Converse. Gray Engineering  
TMS: 0562020100201  
Existing Zoning: R-12, Residential  
Vote: 6-0, approved

#### **Board of Zoning Appeals (June 30<sup>th</sup>)**

- SE-2025-01, 403 N Main St.  
Request: Special Exception to allow a home occupation not listed  
Applicant: Laura Wedell-Jenkins  
TMS: 0344000200800  
Existing Zoning: R-15, Residential  
Vote: 5-0, approved

### **C. Code Enforcement**

- Code enforcement will begin working with the Finance Dept. to provide enforcement on businesses delinquent on their business licenses.

**BUILDING AND CODES**

| <b>INSPECTIONS</b>               | <b>JUNE</b> | <b>MAY</b> |
|----------------------------------|-------------|------------|
| TOTAL INSPECTIONS                | 443         | 407        |
| PERMITS ISSUED                   | 58          | 56         |
| SUBMITTED PERMITS                | 74          | 61         |
| NEW SINGLE FAMILY                | 30          | 23         |
| NEW MULTI-FAMILY (UNITS)         | 0           | 0          |
| NEW COMMERCIAL                   | 2           | 1          |
| CERTIFICATES OF OCCUPANCY-ISSUED | 20          | 29         |
| REMODEL/ADD. RESIDENTIAL         | 4           | 3          |
| REMODEL/ADD. COMMERCIAL          | 4           | 0          |
| SIGN/ROOFING/SOLAR/MISC TRADE    | 34          | 34         |
| COMMERCIAL PLAN REVIEWS          | 10          | 4          |
| RESIDENTIAL PLAN REVIEWS         | 41          | 35         |

**CODE COMPLIANCE**

| <b>BUILDING CODE COMPLAINTS</b> | <b>JUNE</b> | <b>MAY</b> |
|---------------------------------|-------------|------------|
| VEHICLES/OTHER                  | 23          | 8          |
| BUILDING – UNSAFE CONDITIONS    | 0           | 0          |
| PROPERTY MAINTENANCE            | 22          | 27         |
| TOTAL COMPLAINTS                | 45          | 35         |

**FINANCIAL SUMMARY**

| <b>FINANCIAL STATISTICS</b> | <b>JUNE</b>  | <b>MAY</b>  |
|-----------------------------|--------------|-------------|
| TOTAL VALUATION             | \$12,707,903 | \$7,816,898 |
| TOTAL PERMIT FEES COLLECTED | \$48,935.50  | \$33,733    |
| TOTAL PLAN REVIEW REVENUE   | \$23,580     | \$23,290    |



Police Department  
*June 2025 Monthly Report*



POLICE • COMMUNITY PARTNERSHIPS



**August 5, 2025**  
**6:00-8:00pm**

**200 Depot St. Fountain Inn, SC**  
**The Pavilion at Commerce Park**

JOIN US FOR FREE REFRESHMENTS, HOTDOGS, PIZZA,  
SNACKS. POLICE, ANIMAL CONTROL AND FIRE VEHICLES.  
DJ, LASER TAG, VIDEO GAME TRAILER!

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Keeping our Communities Safer, Together!





## Summer Camp Week 1



## Candy Craft Grand Opening



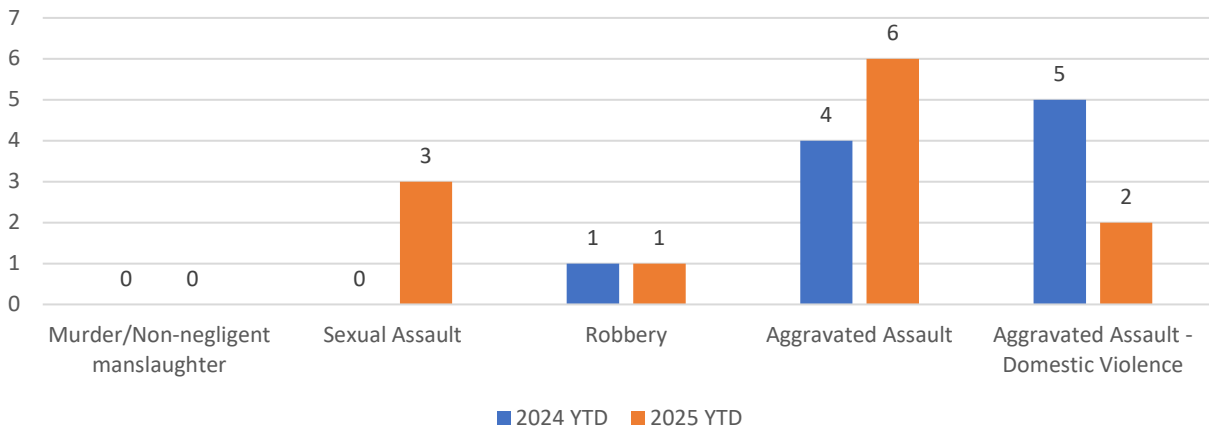
**Det. Sean Jackson**  
**Fountain Inn Rotary Officer of the Year**



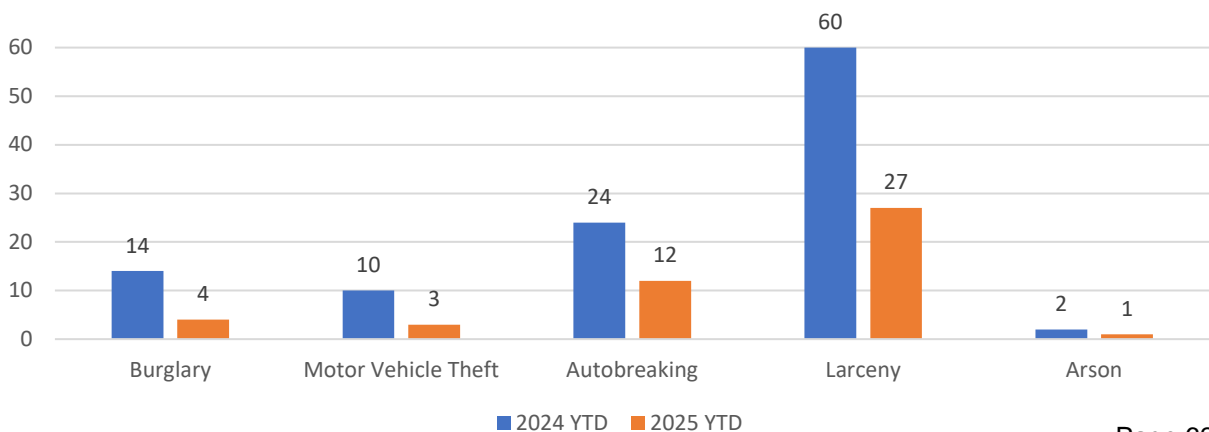
| Violent Crime                          |           |          |            |            |           |            |
|--|-----------|----------|------------|------------|-----------|------------|
| Crime Type                             | Jun 2024  | Jun 2025 | Difference | 2024 YTD   | 2025 YTD  | Difference |
| Murder/Non-negligent manslaughter      | 0         | 0        | 0          | 0          | 0         | 0          |
| Sexual Assault                         | 0         | 0        | 0          | 0          | 3         | 3          |
| Robbery                                | 0         | 0        | 0          | 1          | 1         | 0          |
| Aggravated Assault                     | 1         | 1        | 0          | 4          | 6         | 2          |
| Aggravated Assault - Domestic Violence | 0         | 0        | 0          | 5          | 2         | -3         |
| <b>Total Violent Crime</b>             | <b>1</b>  | <b>1</b> | <b>0</b>   | <b>10</b>  | <b>12</b> | <b>2</b>   |
| Property Crime                         |           |          |            |            |           |            |
| Crime Type                             | Jun 2024  | Jun 2025 | Difference | 2024 YTD   | 2025 YTD  | Difference |
| Burglary                               | 1         | 0        | -1         | 14         | 4         | -10        |
| Motor Vehicle Theft                    | 4         | 0        | -4         | 10         | 3         | -7         |
| Autobreaking                           | 4         | 3        | -1         | 24         | 12        | -12        |
| Larceny                                | 18        | 2        | -16        | 60         | 27        | -33        |
| Arson                                  | 0         | 0        | 0          | 2          | 1         | -1         |
| <b>Total Property Crime</b>            | <b>27</b> | <b>5</b> | <b>-22</b> | <b>110</b> | <b>47</b> | <b>-63</b> |
| <b>Total Part I Crime</b>              | <b>28</b> | <b>6</b> | <b>-22</b> | <b>120</b> | <b>59</b> | <b>-61</b> |

Unfounded Cases Removed / Source: VConnect

### Violent Crime - 2024/2025 YTD Comparison

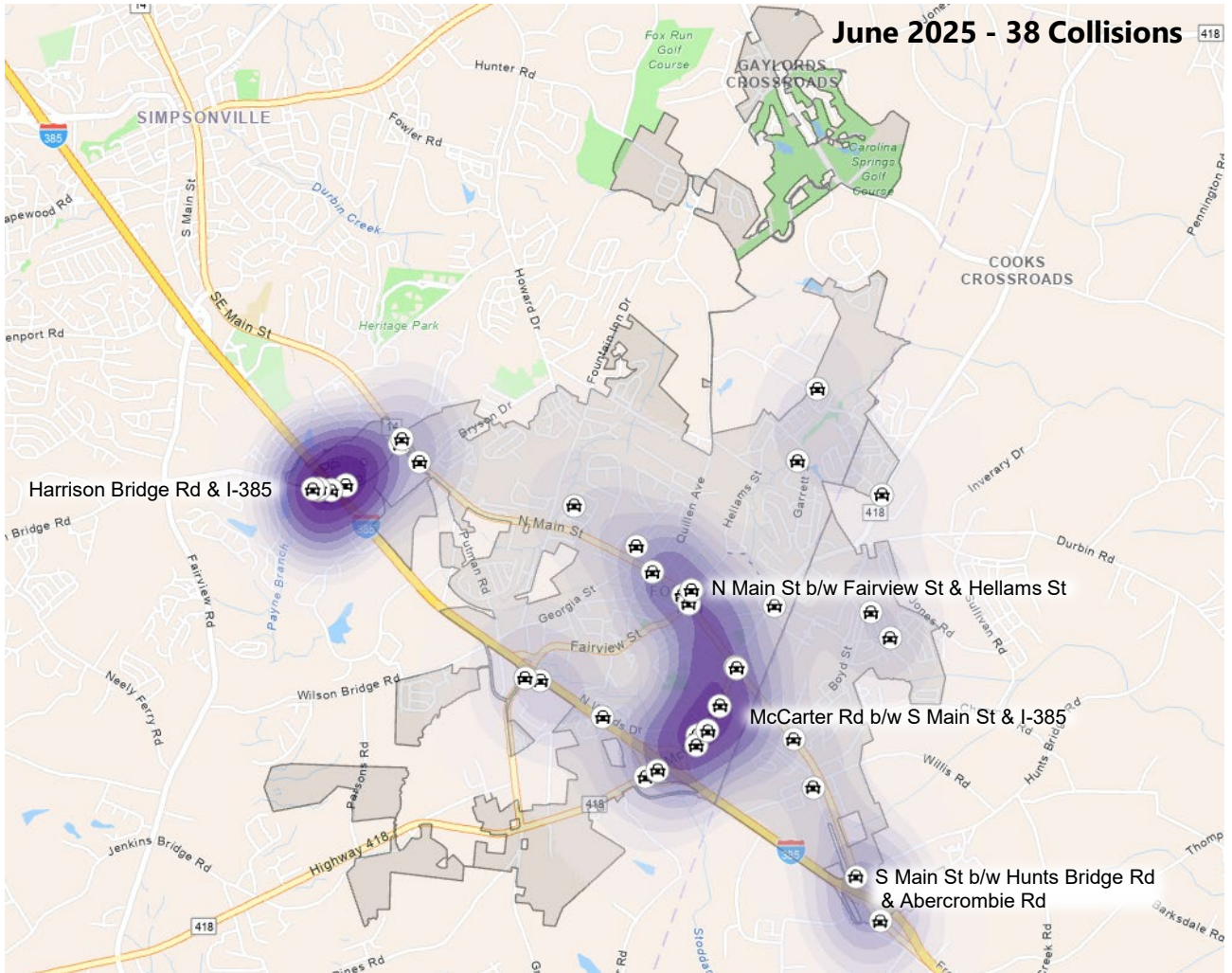


### Property Crime - 2024/2025 YTD Comparison

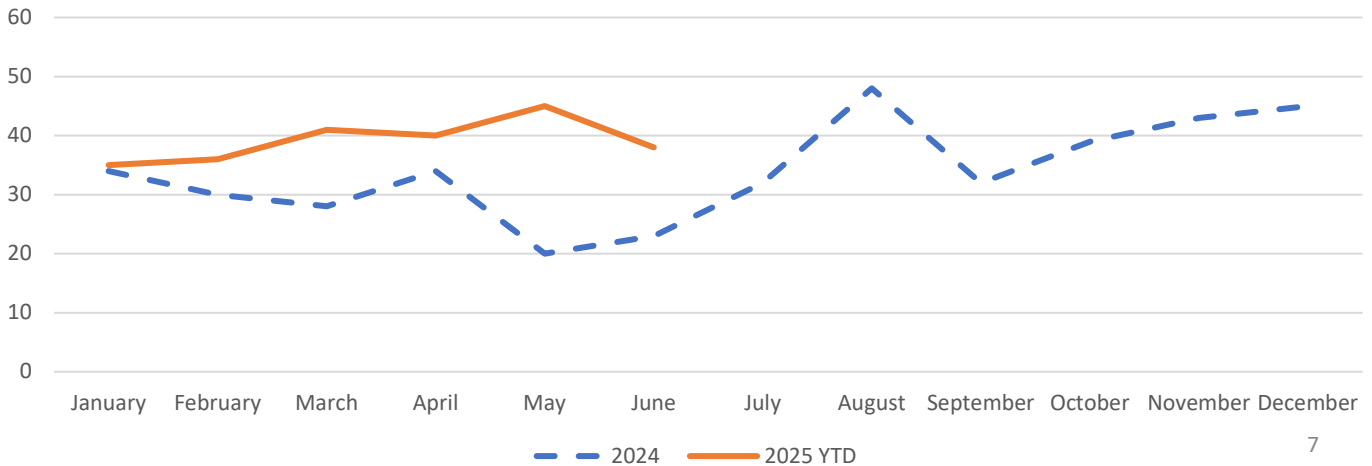




| Collisions | Jun 2024 | Jun 2025 | Difference | 2024 YTD | 2025 YTD | Difference |
|------------|----------|----------|------------|----------|----------|------------|
| Count      | 23       | 38       | 15         | 169      | 235      | 66         |



Collisions by Month - 2024/2025





| Collisions by Day of Week and Hour - June 2025 |          |          |          |           |          |          |          |             |
|--|----------|----------|----------|-----------|----------|----------|----------|-------------|
| Hour   | Sunday   | Monday   | Tuesday  | Wednesday | Thursday | Friday   | Saturday | Grand Total |
| 2 AM   |          |          |          | 1         |          |          | 2        | 3           |
| 7 AM   |          |          |          |           |          | 1        |          | 1           |
| 8 AM   |          |          |          | 1         | 1        |          |          | 2           |
| 9 AM   |          |          | 1        |           |          |          | 1        | 2           |
| 10 AM  |          | 1        |          |           |          |          |          | 1           |
| 11 AM  |          |          |          | 1         |          | 1        | 1        | 3           |
| 12 PM  |          |          |          |           |          |          | 1        | 1           |
| 1 PM   |          |          |          | 1         | 1        | 1        | 1        | 4           |
| 2 PM   | 1        |          |          |           | 1        |          |          | 2           |
| 3 PM   |          |          |          | 1         |          |          |          | 1           |
| 4 PM   |          |          |          |           | 2        | 1        |          | 3           |
| 5 PM   |          |          |          | 2         | 1        |          |          | 3           |
| 6 PM   |          | 3        |          | 2         |          | 1        | 1        | 7           |
| 7 PM   |          |          |          |           | 1        |          |          | 1           |
| 8 PM   | 1        | 1        |          | 1         |          |          |          | 3           |
| 10 PM  |          |          |          |           | 1        |          |          | 1           |
| <b>Grand Total</b>                             | <b>2</b> | <b>5</b> | <b>1</b> | <b>10</b> | <b>8</b> | <b>5</b> | <b>7</b> | <b>38</b>   |

Hot Day for Collisions in June  
 Wednesdays – 10 collisions  
Hot Time Range for Collisions in June  
 1800-1859 – 7 collisions

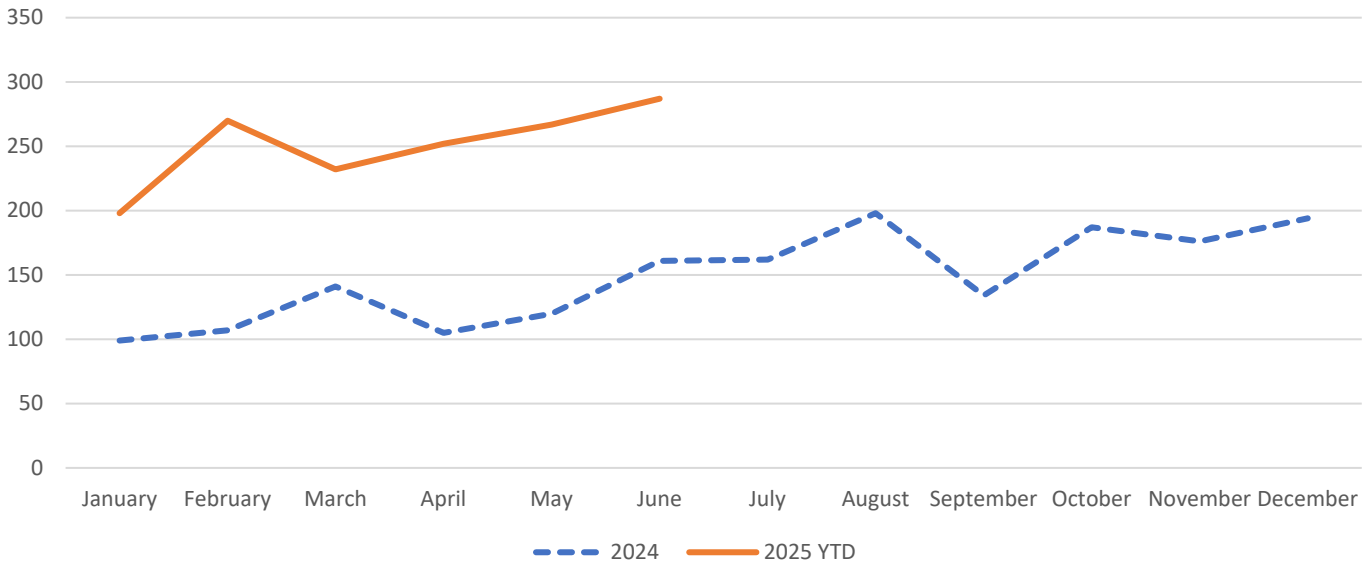
| Primary Contributing Factor     | Count     |
|---------------------------------|-----------|
| Followed Too Closely            | 10        |
| Failed to Yield Right of Way    | 6         |
| Obstruction in Roadway          | 3         |
| Made an Improper Turn           | 3         |
| Distracted / Inattention        | 2         |
| Driving Too Fast for Conditions | 2         |
| Other Improper Action           | 2         |
| Other (roadway)                 | 1         |
| Other                           | 1         |
| Disregarded Signs, Signals, Etc | 1         |
| Over-correcting / Over-steering | 1         |
| Wrong Side or Wrong Way         | 1         |
| Aggressive Operation of Vehicle | 1         |
| Improper Lane Usage / Change    | 1         |
| <b>Grand Total</b>              | <b>35</b> |

*\*Does not include 3 private property collisions*

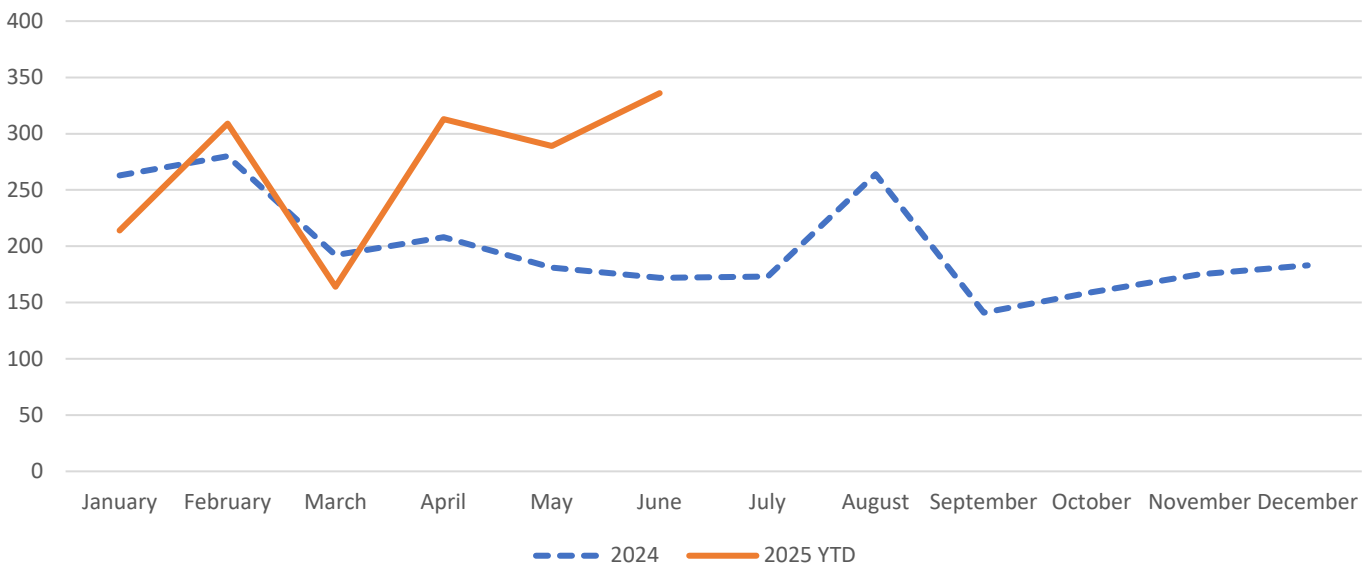


| Contact Type | Jun 2024 | Jun 2025 | Difference | 2024 YTD | 2025 YTD | Difference |
|--------------|----------|----------|------------|----------|----------|------------|
| Citations    | 161      | 287      | 126        | 733      | 1,506    | 773        |
| Warnings     | 172      | 336      | 164        | 1,296    | 1,625    | 329        |

### Citations by Month - 2024/2025



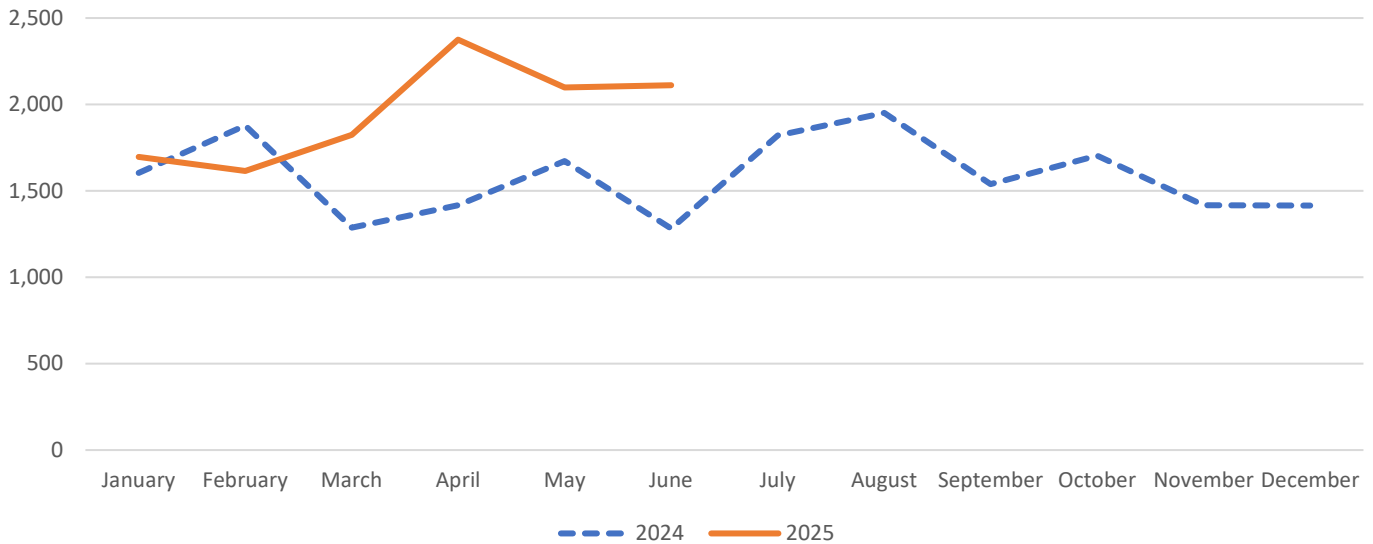
### Warnings by Month - 2024/2025





| Jun 2024 | Jun 2025 | Difference | 2024 YTD | 2025 YTD | Difference |
|----------|----------|------------|----------|----------|------------|
| 1,282    | 2,112    | 830        | 9,139    | 11,722   | 2,583      |

Calls for Service by Month - 2024/2025



## Communications Call Summary Report

| June Call Summary |                |          |          |          |
|-------------------|----------------|----------|----------|----------|
| Call Type         |                | Jun 2024 | Jun 2025 | % Change |
| 911               | Inbound        | 280      | 463      | 65.4%    |
|                   | Administrative |          |          |          |
| Administrative    | Inbound        | 1,502    | 1,686    | 12.3%    |
|                   | Outbound       | 581      | 739      | 27.2%    |

### Sanitation

- 20 Work Order Completed
- New Employees Stephen “Lamar” Mills and Samuel Wooley
- 506 Tons of waste hauled to the landfill

### Streets and Grounds

- 319 bags of litter
- 57 Work orders completed
- Planning new landscaping in front of City Hall
- Installed new “No Street Parking on Sanitation Day”
- Replaced 20 street signs

### Sewer / Storm Water

- 330 sewer locates, totaling 1,764 for 2025
- Submitted RIA Quarterly Report
  - o 4346 Ft of CIPP
  - o 690 Ft of CCTV inspection
  - o 243 Ft of sewer main replaced
  - o 7 Point Repairs
  - o 4 service laterals replaced
  - o 67 Manholes Rehabilitated
- 8398 Ft of Cleaning and CCTV
- Repaired Drainage issue at ESSC
- Prepared Storm Pond Maintenance report for Greenville County MS4 audit
- Repaired Hellams St entrance / parking lot of SRT
- Repaired road at Cemetery

### Parks

- Installed tennis “bounce board” at PD Terry / City Park
- Created Bathroom opening/closing procedures to minimize abuse and vandalism of facilities
- Installed new padlocks to encourage secure facilities
- 6 facility rentals
- 50 baseball / Softball games
- Creating video series of work performed on Parks

### Facility Maintenance

Department of Public Works  
435 Telfair St  
Fountain Inn, SC 29644  
864-409-3310

“With willing hearts and skillful hands, the difficult we do at once, the impossible takes a little bit longer.”



- 17 Work Orders
- Formed and finished and ATS

completed  
concrete pads for Generator

Department of Public Works  
435 Telfair St  
Fountain Inn, SC 29644  
864-409-3310

“With willing hearts and skillful hands, the difficult we do at once, the impossible takes a little bit longer.”

Fall registration is open for: \*(registrations will be extended based on individual & team need)

- **Football** - thru July 7
- **Cheer** - thru July 7
- **Volleyball** - June 16 thru July 21
- **Baseball / Softball** - June 30 thru August 1
- **Miracle League** - June 30 thru August 1

Upcoming Summer Camps:

- **Basketball Camp** - July 7- July 11. ( 40 ) Currently registered. Youth ages 7-16.

### Miracle League Buddies

- Be a Miracle League Buddy – Make a Difference This Fall!

The City of Fountain Inn’s Miracle League is an accessible youth baseball program that gives every child the chance to experience the joy of the game—regardless of ability. To make this possible, we use a special “buddy” system, pairing each athlete with an able-bodied peer for encouragement, support, and friendship.

Buddies are the heart of the Miracle League, and the bond formed between players and buddies is truly something special. Games begin in September – don’t miss the chance to be part of something amazing!

Fountain Inn **Conditioning Camp** Emanuel Sullivan Sports Complex over 60 kids registered & served. June 9<sup>th</sup>-July 3<sup>rd</sup> -Every Mon, Tues, & Thurs.



## Celebrate Parks and Recreation Month This July!

July is **Parks and Recreation Month**, a time dedicated to recognizing the vital role parks and recreation services play in enriching our lives and communities. This annual observance highlights how these essential services contribute to our physical and mental well-being, foster community connections, and protect our natural environment.

Let's take a moment to appreciate the parks, trails, community centers, and programs that make your community a better place to live, work, and play!

City of Fountain Inn Parks & Rec Month Celebrations!!

- 7/1 - Splash Pad Party
- 7/12 - Yoga at The Market @ 8:30a
- 7/14, 16, & 18 - Pickleball Tournament
- 7/22 - Outdoor Movie Night @ PD Terry City Park
- 7/31 - Wrap Up Party @ ESSC
- Weekly INN the Parks Rock Hunt

Events:

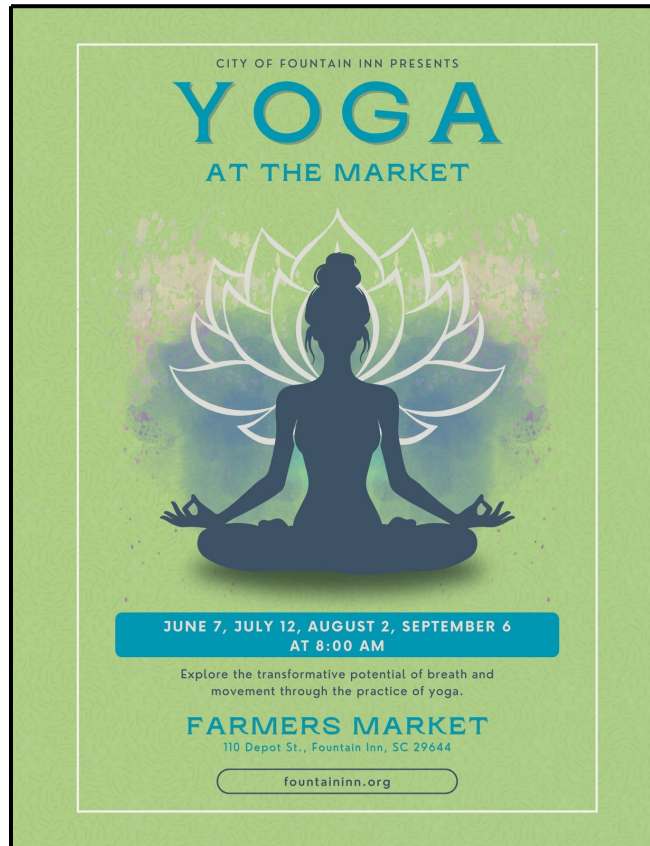
- 7/15 - Bingo - sponsored by Fountain Foods Market
- 7/17 - Birthday Celebration
- 7/22 - Diabetes Support Group - Topic: Osteoporosis presented by Dr. Rappaport, Endocrinologist with Prisma Health
- 7/23 - Financial Education Partnership Workshop - Non-profit organization that provides financial wellness support
- 7/24 - 55+ Night Out in the Boondocks - @ Boondocks Fish Camp & Smokehouse in Gray Court
- 7/31 - Ask a CPT - Certified Personal Trainer class

### Splash Pad Party



- ◆ **Yoga at The Market** - Join us at The Farmers Market for a refreshing morning of beginner's yoga. Class begins at 8:00a on July 12th, August 2nd, and September 6th. Don't forget your mat!

◆





**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

July 10, 2025

Regular City Council Meeting

Ordinance/First Reading     Ordinance/Second Reading     Resolution/First & Final Reading

**Agenda Date Requested: July 10, 2025**

**Ordinance/Resolution Caption: Ordinance 2025-03**

An ordinance amending Chapter 2 (Administration), Article III (Officers and Employees), Division 3 (City Attorney) of the City Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended.

**Summary Background:**

An Opinion of the Office of the South Carolina Attorney General, dated March 17, 2025, requested by and addressed to Senator Campsen, concludes that, "... a municipality possessed authority to retain a law firm to advise it as city attorney, so long as the firm, does not prosecute criminal cases."

Sec. 2-181 of the City's existing Code of Ordinances states, "The city council may hire or appoint an attorney at law who shall be corporation counsel, and to represent the city in the municipal court..."

Ordinance 2025-03 clarifies the manner through which the City of Fountain Inn engages legal professional as "city attorney" and "city prosecutor."

**Impact If Denied:**

The continued use of King Kozlerek Root Law LLC to prosecute criminal cases in Fountain Inn Municipal Court may jeopardize the outcome of cases.

**Financial Impact:**

The City has entered into an agreement with Duggan & Hughes, LLC to act as its City Prosecutor effective July 1, 2025. The FY26 budget includes the flat monthly payment associated with the agreement.

**CITY OF FOUNTAIN INN, SOUTH CAROLINA  
ORDINANCE 2025-[]**

**AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE III (OFFICERS AND EMPLOYEES), DIVISION 3 (CITY ATTORNEY) OF THE CITY CODE OF ORDINANCES OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, 1992, AS AMENDED.**

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) Chapter 2 (Administration), Article III (Officers and Employees), Division 3 (City Attorney) of “The Code of Ordinances of the City of Fountain Inn, South Carolina, 1992” (“City Code”), as authorized by State law, provides, among other things, for the imposition of such penalties; and

(c) Following review of the Opinion of the Office of the South Carolina Attorney General, dated March 17, 2025, addressed to The Honorable George E. “Chip” Campsen III (copy attached to this Ordinance, as Exhibit A), the Council desires to clarify the manner through which the City engages legal professionals as “city attorney” and “city prosecutor”;

NOW, THEREFORE, the Council ordains:

1. **Amendment.** Chapter 2, Article III, Division 3, of the City Code is hereby amended, as and if amended, by striking all of Section 2-181 and all of Section 2-182 and replacing each section, respectively, with the following:

**Sec. 2-181. – City Attorney**

Council shall retain a City Attorney, who shall serve according to a written contractual arrangement with the City or, if no written contractual arrangement is made, at the pleasure of Council. The City Attorney shall not be an “office” for any purposes under the law, including, for example, any prohibition against “dual office holding.” The City Attorney may be an individual or law firm. The City Attorney provide general legal representation to the City, except with respect to the prosecution of criminal offenses, and shall directly report to Council. The City Attorney shall be compensated in such manner as the City and the City Attorney shall agree. Any lawyer(s) rendering services as “City Attorney” shall be admitted to practice law in South Carolina for no less than five years and shall be members of the South Carolina Bar in good standing.

**Sec. 2-182 – City Prosecutor**

Council shall retain legal counsel separate and apart from the City Attorney, who shall serve as the City Prosecutor. The City Prosecutor shall serve as contemplated by a written contractual arrangement with the City or, if no written contractual arrangement is made, at the pleasure of Council. With the approval of Council, the City Prosecutor may designate other individuals as one or more deputy or assistant City Prosecutor(s). The City Prosecutor shall provide solely for the prosecution of criminal offenses in the City. The City Prosecutor shall be compensated in such manner as the City and the City Prosecutor shall agree. Any lawyer(s) rendering services as “City Prosecutor,” or deputy or assistant, shall be a member of the South Carolina Bar in good standing.

2. **Codification.** The City shall codify the contents of this Ordinance as Chapter 2, Article III, Division 3, Section 2-181 and Section 2-182, of the City Code, as and if so amended, online as soon as practicable and in print as part of the City’s next, regular, re-codification.

3. **Reservation of Code Sections.** The remainder of the City Code remains reserved for future use.

4. **Reservation to City.** The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

5. **Severability.** If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance

remains in full force and effect.

6. Effective Date. This Ordinance takes effect immediately at second reading.

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**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 Root Law LLC

First Reading: June 26, 2025  
Second Reading / Final Approval: July 10, 2025

**EXHIBIT A**  
**OPINION – OFFICE OF THE SOUTH CAROLINA ATTORNEY GENERAL**  
[March 17, 2025]

**CITY OF FOUNTAIN INN, SOUTH CAROLINA  
ORDINANCE 2025-04**

**AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT  
AGREEMENT RELATED TO PROJECT IRISH; AND PROVIDING FOR  
RELATED MATTERS.**

WHEREAS, the City understands Fountain Inn Hotel Partners, LLC, a South Carolina limited liability company (“Developer”) owns 300 Jones Street, which is the previous site of one or more convenience stores/gas stations (“Property”);

WHEREAS, Developer has informed the City that Developer, or an affiliate or assign, is redeveloping Property to provide for a hotel and related commercial uses (collectively, “Project,” all as more fully described in the substantially final of the Project Agreement, attached to, and incorporated in, this Ordinance as Exhibit A, “Project Agreement”);

WHEREAS, Developer has informed the City that Developer anticipates the Project will result in an investment of approximately \$20,000,000 and the creation of approximately 75 temporary, construction jobs, and, at completion, 10 new, full-time equivalent jobs;

WHEREAS, Developer has requested economic development assistance from the City with respect to the various aspect of the development, including, for example, with sidewalk improvements, stormwater improvements, and property screening;

WHEREAS, after careful consideration of the costs and potential benefits, the City determines that, if completed, the Project will have a positive economic impact on the City;

WHEREAS, the City now wishes to move forward with the matters described in this Ordinance;

NOW, THEREFORE, the Council ordains:

**Section 1. *Incorporation of Findings.*** The City hereby finds, determines, adopts, and incorporates the findings contained in the “WHEREAS” clauses above.

**Section 2. *Development of the Project.*** The City Council approves the City’s participation in the economic development opportunity provided by the Project, specifically including the provision of City funds as described above and in the Project Agreement.

**Section 3. *Authorization and Approval of Form of Project Agreement.*** The Project Agreement is authorized and approved. The form of the Project Agreement presented at this meeting, which is attached as Exhibit A, is approved, and, each provision is incorporated in this Ordinance by reference as if the Project Agreement were set out in this Ordinance in its entirety. The Mayor, the City Administrator, and the City Clerk, are each authorized, empowered, and directed to execute, acknowledge, and deliver the Project Agreement in the name of and on behalf of the City, and to cause the executed Project Agreement be delivered to Developer. Prior to its execution, the Project Agreement shall not be substantively changed in any way that would be materially adverse to the City.

**Section 4. *Authorization for City Officials to Act.*** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, are each authorized and directed to do each thing that is reasonably necessary and prudent, including the execution of additional documents related to the transactions contemplated by this Ordinance, to effect the development of Property, the execution and delivery of the Project Agreement and the performance of all obligations of the City under and pursuant to this Ordinance,

and the Project Agreement.

**Section 5. *General Repealer.*** Each order, resolution, ordinance, or part of the same in conflict with this Ordinance, is, to the extent of that conflict, repealed.

**Section 6. *Effective Date.*** This Ordinance is effective at its approval following second reading.

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**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 Root Law LLC

First Reading: June 26, 2025  
Second Reading / Final Approval: July 10, 2025

**EXHIBIT A**  
**SUBSTANTIALLY FINAL FORM OF THE PROJECT AGREEMENT**  
**[ATTACHED]**

This PROJECT AGREEMENT (“Agreement”) is made and entered into as of the day of July [], 2025 (“Effective Date”), by and between THE CITY OF FOUNTAIN INN, an incorporated municipal corporate entity, politic and organized and existing under the laws of the State of South Carolina (“City”); and FOUNTAIN INN HOTEL PARTNERS, LLC, a South Carolina limited liability company, formerly known as Project Irish (“Developer”). The City and Developer are sometimes separately referred to in this Agreement as a “party” or jointly referred to as the “parties”.

### RECITALS

**WHEREAS**, the Developer is the owner of 300 Jones Street, which is the previous site of one or more convenience stores/gas stations (“Property”);

**WHEREAS**, the Developer has informed the City that Developer, or an affiliate or assign, is redeveloping Property to provide for a hotel and related commercial uses (collectively, “Project,” as more particularly depicted and/or described in the preliminary development plan attached hereto as **Exhibit B** and incorporated herewith by reference (“Development Plan”));

**WHEREAS**, the Developer has informed the City that Developer anticipates the Project will result in an investment of approximately \$20,000,000 and the creation of approximately 75 temporary, construction jobs, and, at completion, 10 new, full-time equivalent jobs;

**WHEREAS**, the Developer has requested economic development assistance from the City with respect to the various aspect of the development, including, for example, with sidewalk improvements, stormwater improvements, and property screening;

**WHEREAS**, the City recognizes that the Project is an opportunity to secure quality planning and growth for this area of downtown and has determined that the Project will have a positive impact on the City; and

**WHEREAS**, to stimulate and induce the development of the Project consistent with the Development Plan, the City has agreed, to provide the economic development incentives as described in this Agreement;

**NOW THEREFORE**, in consideration of the mutual covenants, representations, agreements, and undertakings herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer hereby agree as follows:

1. **Recitals.** The above recitals are hereby incorporated into this Agreement, provided, however, the City makes no representation regarding the accuracy or completeness of any recital except insofar as a specific recital relates to something within the direct knowledge and/or control of the City.
2. **Relationship of the Parties.** This Agreement creates a contractual relationship between the parties. This Agreement is not intended to create, and does not create, the relationship of master/servant, principal/agent, independent contractor/employer, partnership, joint venture, or any other relationship where one party may be held responsible for acts of the other party. Further, this Agreement is not intended to create, nor does it create a relationship whereby the conduct of the Developer constitutes “state action” for any purposes.
3. **Intent of the Parties.** The City and the Developer agree that the burdens of this Agreement bind, and the benefits of this Agreement shall inure, to each of them.
4. **Developer Contribution and Commitments.** The Developer shall construct a SpringHill Suites

branded property with approximately 109 keys, and surface parking all in a manner to be consistent with the overall design intent of the conceptual plan set forth in Exhibit B and in accordance with all applicable federal, state, and local land use regulations. The final design and construction of the Project shall commence within 30 days after this Agreement is signed by the parties. Subject to any delays attributable to unforeseen site conditions, the Developer shall use commercially reasonable efforts to substantially complete the Project on or before December 31, 2026.

**5. City Contribution and Commitments.** The City commits to provide economic development assistance to the Developer for each category below, in a not to exceed amount, and in an aggregate amount not to exceed, as follows:

|   |                              |
|---|------------------------------|
| Reimbursement for Sidewalk Improvements (Wall/Ellison) – The Mill   | \$100,000.00                 |
| Reimbursement for Sidewalk Improvements/Underground Stormwater Detention/Landscape Screening – Project Irish                | 390,000.00                   |
| Rebate business license fees for general contractor and each subcontractor directly involved in construction of the project | 83,138.00                    |
| Rebate any, if any, City permit fees and any, if any, City sewer tap directly related to the Project                        | 50,000.00                    |
| <b><u>Rebate local (City) portion of accommodations tax for years 4-10 (50%)</u></b>  | <b><u>512,082.00</u></b>     |
| <b>AGGREGATE FUNDS SHALL NOT EXCEED</b>   | <b><u>\$1,135,000.00</u></b> |

**Remittance of Funds by City.**

Following the City’s issuance of the (final) certificate of occupancy, and no more than 30 days of delivery by the Developer to the City of sufficient proof (in the City’s sole discretion) of the Developer’s expenditure of funds and/or remittance of taxes/fees directly related to one or more of the categories listed above, the City shall remit reimbursement of such amounts the Developer expended to the Developer.

**6. Warranties and Representations of the Developer.** The Developer represents and warrants as follows:

- a. The Developer is duly authorized entity in good standing for purposes of conducting business in the State of South Carolina.
- b. The Developer has the lawful right, power, authority, and capacity to develop the Project in accordance with the terms, provisions, and conditions of this Agreement.
- c. There are no actions, suits or proceedings pending or, to the best of the Developer’s knowledge, threatened against, by or affecting the Developer which affect title to the Project, or which question the validity or enforceability of the Agreement or of any action taken by the Developer under the Agreement, in any court or before any governmental authority, domestic or foreign.
- d. The execution of and entry into the Agreement, and the performance by the Developer of the Developer’s duties and obligations under the Agreement, are consistent with and not in violation of, and will not create any default under, any contract, agreement or other instrument to which the

Developer is a party, any judicial order or judgment of any nature by which the Developer is bound, or the partnership agreement of the Developer; and the Agreement, and the covenants and agreements of the Developer under the Agreement, are the valid and binding obligations of the Developer, enforceable in accordance with their terms.

e. To the best of the Developer's knowledge, all information and data furnished by the Developer to the City with respect to the Project is and will be materially true, correct, and complete.

f. The Developer will not cause or permit any action to be taken which will cause any of the foregoing representations, warranties, or covenants to be untrue or unperformed.

7. **Warranties and Representations of the City.**

a. The City has full power and authority to enter into this Agreement and to perform all of its obligations hereunder.

b. The execution of and entry into the Agreement, and the performance by the City of the City's duties and obligations under the Agreement, are consistent with and not in violation of, and will not create any default under, any contract, agreement or other instrument to which the City is a party, any judicial order or judgment of any nature by which the City is bound; and the Agreement, and the covenants and agreements of the City under the Agreement, are the valid and binding obligations of the City, enforceable in accordance with their terms.

c. All necessary actions will have been taken by the City pursuant to its operational documents authorizing and approving the execution of and entry into the Agreement, and the performance by the City of the City's duties and obligations under the Agreement.

d. THE OBLIGATIONS OF THE CITY UNDER THIS AGREEMENT SHALL NOT CONSTITUTE A PLEDGE OF THE FULL FAITH, CREDIT OR TAXING POWER OF THE CITY WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL OR STATUTORY PROVISION.

8. **Timing of the Project.** The parties agree to use their best efforts to meet the deadlines included in this Agreement but acknowledge that weather and acts of outside regulatory entities, including utilities, may delay the completion of the acts described herein. In the event of such delays, the parties agree to negotiate in good faith to reasonably extend said deadlines. For and on behalf of the City, the City Administrator may extend any such deadlines no more than 60 days without the prior approval of City Council.

9. **Default.** A Party will not be in default under this Agreement unless such Party shall have been provided with a written notice in accordance with Section 11 herein, specifying the nature of such Party's breach or default of the terms and conditions of this Agreement, and the Party receiving such notice shall fail to cure such breach within 30 days after receipt of such notice, or shall fail to commence to cure the breach within such period of time if the breach cannot, by its nature, be cured within the said 30-day period, and thereafter, to proceed diligently to complete the curing of the breach.

10. **Miscellaneous Provisions.**

a. **Binding Effect.** The Agreement shall be binding on the parties and their successors and assigns.

b. **Captions.** Captions and headings throughout this Agreement are for convenience and reference only, and they shall not define, limit, modify, or add to the interpretation or meaning of any provisions of this Agreement or in any way affect the scope, intent, or effect of this Agreement.

c. **Severability.** The invalidity or unenforceability of any term, provision, clause, or portion

thereof, of this Agreement shall in no way impair or affect the validity or enforceability of any other provision in this Agreement.

- d. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the subject matters discussed herein, and no representations, inducements, promises, or agreements, oral or otherwise between the parties to this Agreement not embodied herein, shall be of any force and effect.
  - e. **Modifications and Amendment.** No modifications or amendment to this Agreement shall be binding on any of the parties to this Agreement unless such amendment is in writing, and such amendment is executed by all of the parties hereto.
  - f. **Governing Law.** The Agreement shall be governed, interpreted, and construed under the substantive laws of the State of South Carolina.
  - g. **Time of Essence.** Time is of the essence in the performance of the terms and conditions of the Agreement. If any date set forth in the Agreement should fall on a Saturday, Sunday, or legal holiday, compliance with any obligation or delivery due on that date will be deemed acceptable on the next business day following such Saturday, Sunday, or legal holiday. In the Agreement, the term “legal holiday” means any state or federal holiday for which financial institutions or post offices are generally closed in the State of South Carolina. In the Agreement, the term “business day” means any day other than a Saturday, Sunday, or legal holiday.
  - h. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts shall together constitute one instrument.
  - i. **Electronic Signature.** Signature pages may be executed via “wet” signature or electronic mark and the executed signature pages may be delivered using pdf or similar file type transmitted via electronic mail, cloud-based server, e-signature technology or other similar electronic means.
  - j. **Waiver.** Failure of either party at any time to require performance of any provision of this Agreement shall not limit the party’s right to subsequently enforce the provision, nor shall any waiver of violation or breach of a provision be a waiver of any succeeding violation or breach of that provision.
  - k. **Presumption.** This Agreement or any section hereof shall not be construed against either party due to the fact that this Agreement or any section hereof was drafted by said party.
11. **NOTICES.** Until a different address is provided in a notice to the other party, all notices, demands or requests made by either party to the other which are required or permitted by the provisions of this Agreement shall be in writing and shall be deemed sufficiently given if: (a) delivered by hand (against a signed receipt); (b) mailed by United States certified or registered mail, return receipt requested, postage prepaid); or (c) sent by nationally recognized commercial overnight delivery service at the following address:

IF TO THE DEVELOPER:

[]  
[]  
[]  
Attention: []

With a copy to:

[], Esquire  
[]  
[]  
[]

IF TO THE CITY:

The City of Fountain Inn  
200 North Main Street  
Fountain Inn, South Carolina 29644  
Attention: City Administrator

With a copy to:

King Kozlarek Root Law LLC  
Attention: Michael E. Kozlarek, Esq.  
Post Office Box 565  
Greenville, South Carolina 29602-0565

Notwithstanding anything contained in this Agreement to the contrary, any notice required to be given by the Lessor or Lessee hereunder shall be deemed to be effective as of the date such notice is received or refused as reflected on said notice.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]  
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and sealed pursuant to authority duly given, effective as of the date indicated above.

**DEVELOPER:**  
**FOUNTAIN INN HOTEL PARTNERS, LLC**

Date: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**CITY:**  
**CITY OF FOUNTAIN INN, SOUTH CAROLINA**

Date: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**  
**PROJECT PROPERTY DESCRIPTION**

ALL THAT PIECE, PARCEL OR LOT OF LAND IN THE TOWN OF FOUNTAIN INN, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AS SHOWN ON A PLAT OF PROPERTY PREPARED BY C. C. JONES, CIVIL ENGINEER, DATED AUGUST 28, 1963, SAID PLAT BEING PLACED ON RECORD IN GREENVILLE COUNTY IN THE R. M. C. OFFICE ON SEPTEMBER 5, 1963, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING COURSES AND DISTANCES, TO-WIT: BEGINNING AT AN IRON PIN AT THE COMER OF WALL AND JONES STREETS, SAID IRON PIN BEING 50 FT. FROM THE CENTER LINE OF THE ATLANTIC COASTLINE RAILROAD AND RUNNING THENCE S. 52-25 W. 291.3 FEET TO AN IRON PIN; THENCE WITH THE LINE OF PROPERTIES OF HENDRICK, OWINGS AND THOMPSON, ET AL N. 38-00 W. 358.7 FEET TO AN IRON PIN ON ELLISON STREET; THENCE WITH ELLISON STREET N. 53-24 E. 186.2 FEET TO THE COMER OF WALL AND ELLISON STREETS, SAID POINT BEING 25 FEET SOUTH OF THE CENTER LINE OF THE SPUR OF THE ATLANTIC COASTLINE RAILROAD; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG WALL STREET S. 73-17 E. 65 FEET TO AN IRON PIN; THENCE S. 52-15 E. 112.2 FEET; THENCE S. 50-21 E. 80 FEET TO AN IRON PIN; THENCE S. 49 E. 118. 7 FEET TO THE POINT OF BEGINNING.

TMS#: 0346000200400

Property Address: 300 Jones Street, Fountain Inn, South Carolina 29644

**EXHIBIT B**  
**PRELIMINARY DEVELOPMENT PLAN**  
[SEE 5 PAGES, ATTACHED]



SPRINGHILL SUITES  
BY MARRIOTT



Baker Commercial Properties, LLC  
1400 Pickens Street, 5<sup>th</sup> 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.

**AMENDED 12/12/2024**

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.

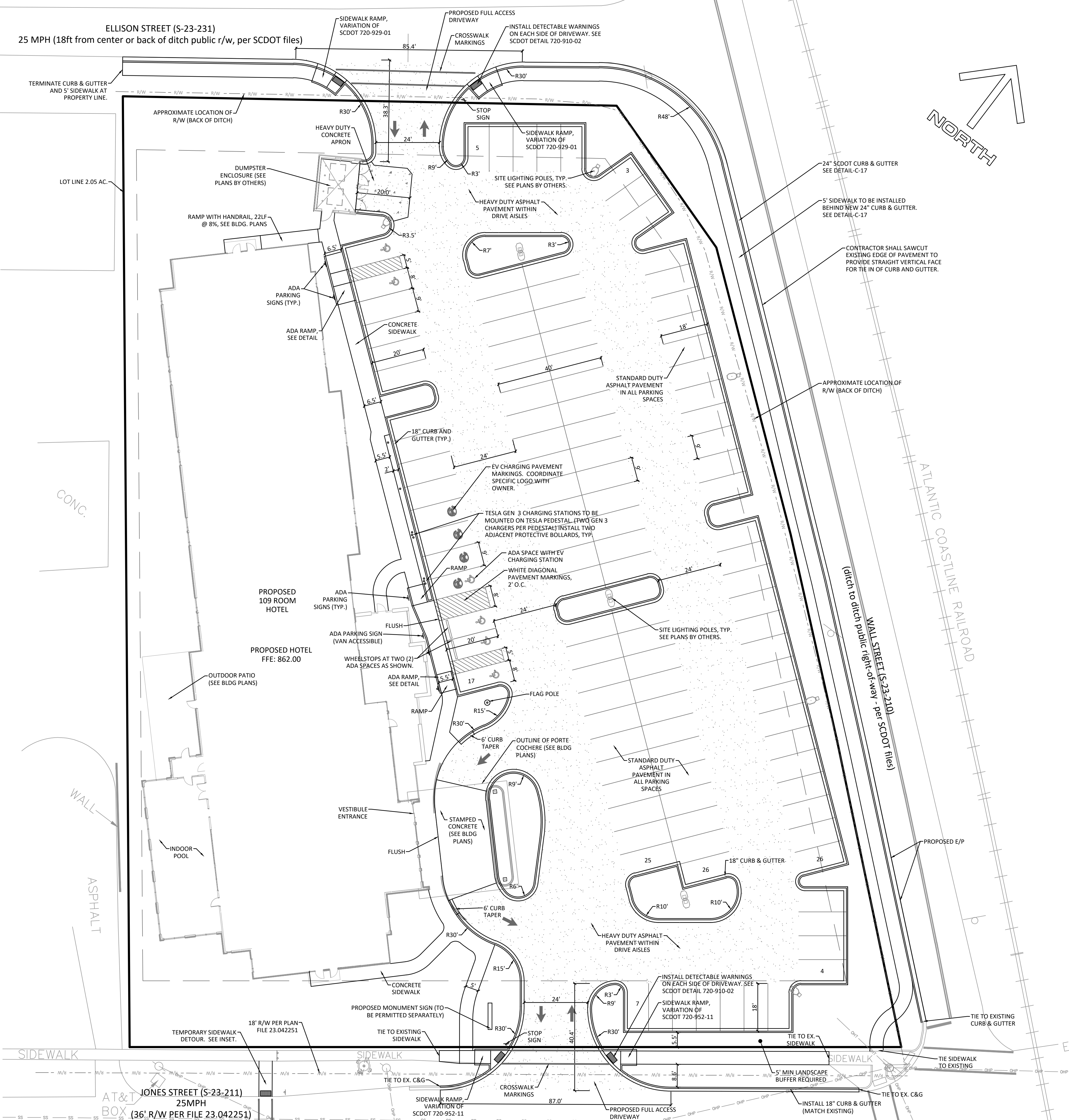
The purpose of the FRD outlined in Section 5:9.4 of the Zoning Ordinance is to permit development that otherwise cannot be achieved through traditional zoning regulation. However, it is worth noting that both the Flour Mill and Hotel Site are currently zoned C-2, and the FRD designation being proposed 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. The applicant is willing to further restrict the allowable use of the Hotel Site to hotel and customary and ancillary uses related to the operation of a hotel.

**Our Conceptual Site Plan is attached as Exhibit A to this application.** The combined Project will be 3.1 acres, though separated by the right of way of Ellison Street.

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.

Additionally, the current zoning currently does not allow for a dumpster to be located on the Hotel Site due to its unique characteristics of bordering public rights-of-way on three sides. After careful consideration and consultation with City staff, we believe the dumpster location currently shown on the plans is the most logical, minimizing to the best of our abilities unattractive sight lines from public streets and is compatible with the downtown character of the surrounding land uses. The FRD will allow for this technical change to receive staff approval without additional requirements.

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.

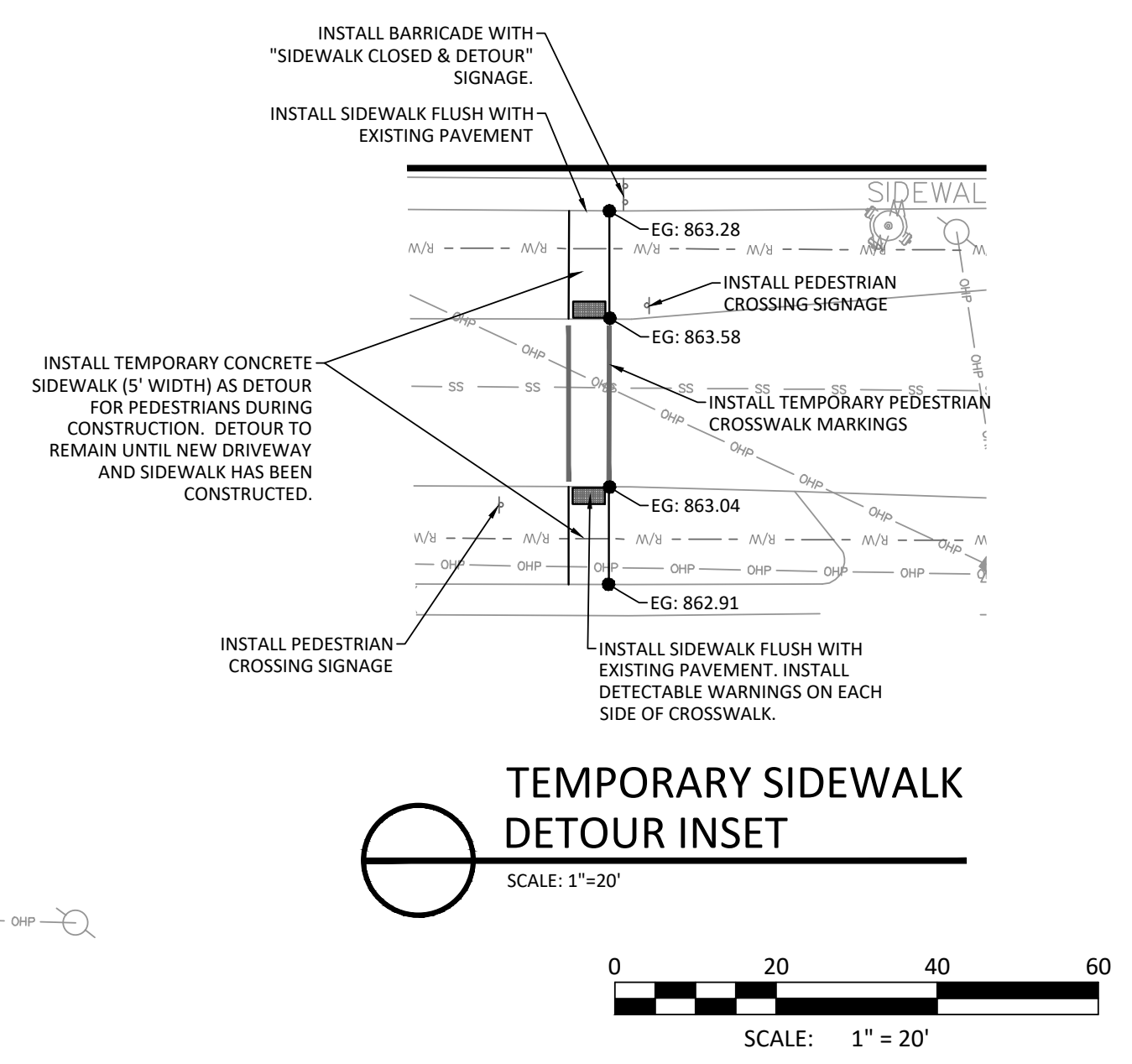


**SITE LAYOUT NOTES**

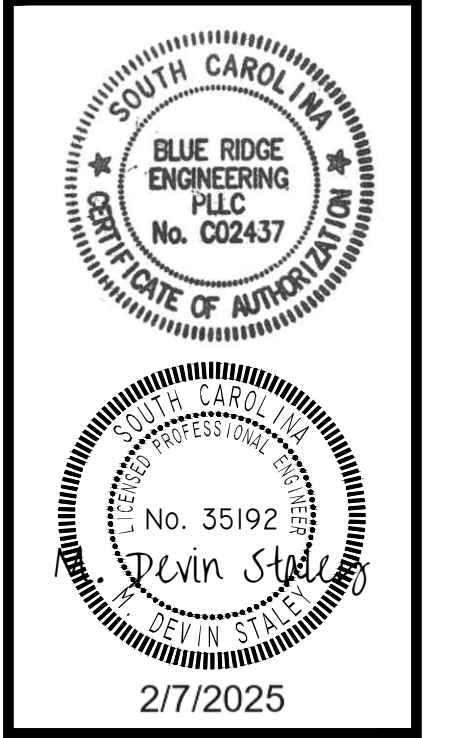
1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, SCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND SCDOT STANDARDS. CONTRACTOR SHALL NOTIFY SCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
4. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
5. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
6. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
8. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
9. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.
10. ANY WORK PERFORMED WITHIN SCDOT RIGHT OF WAY THAT IS NOT BUILT PER THE SCDOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.
11. NO LANDSCAPE IRRIGATION SHALL BE INSTALLED WITHIN SCDOT R/W.

**SITE DATA**

|                       |  |
|-----------------------|--|
| GENERAL LATITUDE      | 34°41'32.28" N   |
| LONGITUDE             | 82°12'1.72" W  |
| PIN                   | 0346000200400  |
| LOT 1                 | 2.05 AC.   |
| ZONING                | C-2  |
| PROPOSED USE          | 109 ROOM HOTEL   |
| PARKING: REQUIRED USE | 111( 1 SPACE PER ROOM RENTED PLUS 1 SPACE FOR EVERY 3 EMPLOYEES) |
| PROVIDED USE          | 111 SPACES   |
| SETBACKS              |  |
| FRONT                 | 25' 300 JONES ST   |
| SIDE                  | 15' WALL ST  |
| SIDE                  | 5' ZONE I-1  |
| REAR                  | 20' ELLISON ST   |
| MAX BLDG HEIGHT       | 45'  |
| IMPERVIOUS AREA       |  |
| PRE-DEVELOPMENT       | 14,925 SF (0.34 AC)  |
| POST-DEVELOPMENT      | 66,741 SF (1.53 AC)  |



DRAWN BY: MDS  
 PROJECT #: 23009  
 ORIGINAL ISSUE DATE: 03/15/2024  
 REVISIONS:  
 04/19/2024 GREENVILLE CO COMMENTS  
 05/20/2024 SCDOT COMMENTS  
 06/09/2024 GREENVILLE CO COMMENTS  
 07/07/2025 SCDOT (OPEN CUT ELLISON STREET)



Blue Ridge Engineering PLLC  
 924 Main Street - Suite 200  
 North Wilkesboro, NC 28659  
 336.838.2500  
 www.ridge.blue  
 SC Firm #C-02437

Prepared for:  
 Fountain Inn Hotel Partners, LLC  
 1201 Hampton Street, Ste. 3B  
 Columbia, SC 29201

Site Layout Plan  
 Springhill Suites Hotel  
 300 Jones Street  
 Fountain Inn, SC 29644  
 SHEET  
**C-6**  
 PERMIT SET - NOT FOR CONSTRUCTION