



AGENDA

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

FORMAL MEETING OF CITY COUNCIL

Thursday, March 12, 2026 at 6 p.m.

Citizens may access the meeting at the following YouTube address:

[YouTube Link](#) · @cityoffountaininn3536

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Public Hearing on CDBG and Home Funds
4. Presentations
 - a. 2026 GCRA Annual Action Plan Budget and Activities
5. Introduce New Employees
 - a. Owen Smith, Natural Gas
6. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
7. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
 - a. Minutes from the Regularly Scheduled Council Meeting February 12, 2026
 - b. Minutes of the Special Called Council Meeting, Annual Council Retreat, March 7, 2026
 - c. Financials, January 2026

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

8. City Administrator's Report - Shawn M. Bell
 - a. Department Reports

9. Unfinished Business

10. New Business
 - a. ~~First Reading of AXZ 2026-02, an ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a zoning classification therefore; to assign the annexed property to a Council Ward; and other related matters (generally located between White Drive, E. Georgia Road, and Lee Vaughn Road.)~~ **WITHDRAWN BY APPLICANT**
 - b. Appoint Melissa Woods for a two-year term as a Judge.
 - c. First and Final Reading of Resolution 2026-03, allocation of Greenville County CDBG and Home Funds for Program Year 2026.
 - d. First Reading of Ordinance 2026-03, confirming, ratifying, and approving acceptance of the dedication of Parsons Street and any associated rights of way and easements, and providing for related matters.
 - e. First Reading of Ordinance 2026-04, an ordinance disclaiming any right, title, interest, and/or control of "Cherry Street" along with any associated rights of way and/or easements; and providing for other related matters.
 - f. First Reading of Ordinance 2026-05, an ordinance to amend the City of Fountain Inn Flood Damage Prevention ordinance.
 - g. First Reading of Ordinance 2026-06, an ordinance providing for the issuance and sale of a not exceeding seven million, one hundred fifty thousand dollars (\$7,150,000) City of Fountain Inn, South Carolina Natural Gas System Revenue Bond, series 2026; and other matters relating thereto.

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

12. Adjourn

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



City of Fountain Inn Approval of 2026 Annual Action Plan Budget and Activities



GCRA

Agenda

01. Introduction

02. Purpose of Meeting

03. Funding Types
National Objectives
and Eligible uses

04. Budget

05. Proposed
Activities, Projects,
and Next Steps



Purpose of Meeting



Background



Budget and Projects
Overview



Public Comment

Urban County Agreement

- Formal cooperation agreement between County and City to qualify as a single “Urban County” for HUD Funding
- GCRA administers HUD funding on behalf of City
- Budget allocated to City each year



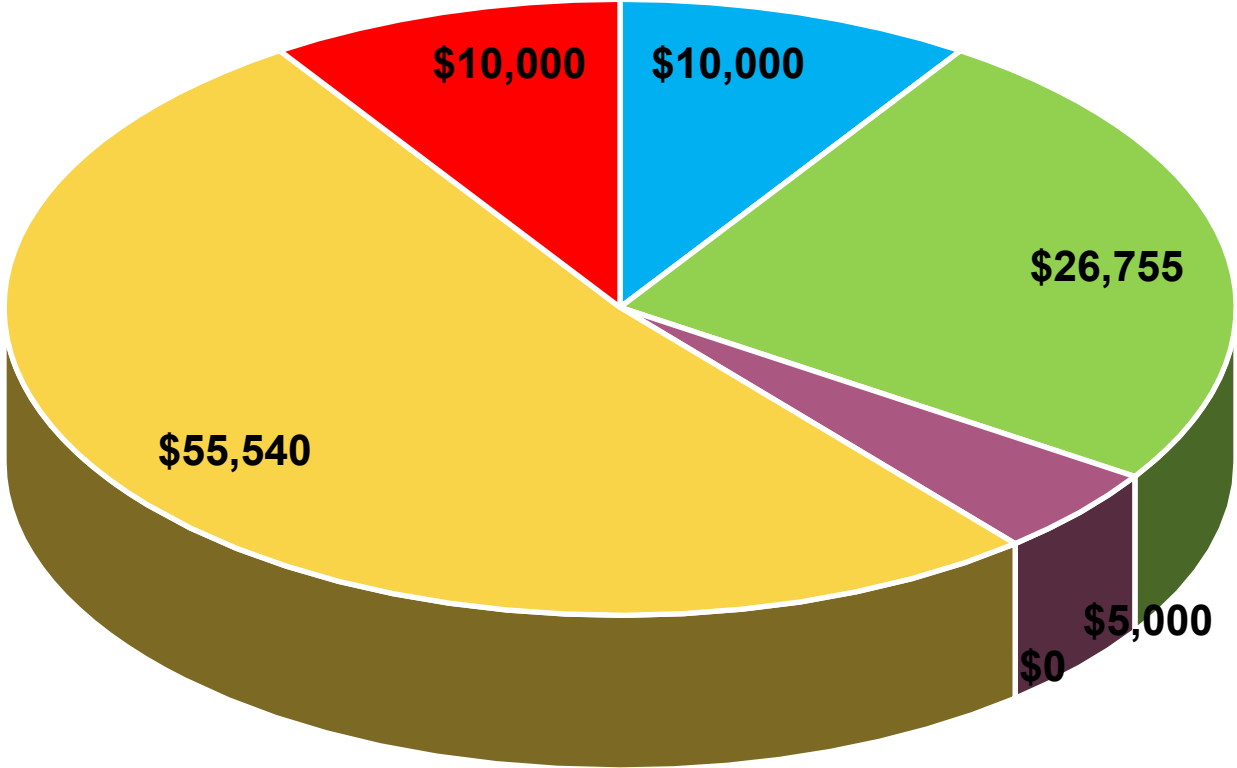
What is the Annual Action Plan (AAP)?

**Annual application to HUD for
funding for proposed projects**

**Housing and Community
Development strategy, expected
resources, goals and projects for
upcoming year**

Public Comment opportunity

2026 Estimated Funding Allocation: \$107,295



- Home Repair
- Facade Improvement
- Public Service Subrecipients

- New Construction
- Infrastructure

Community Development Block Grant (CDBG)

Primary benefit to Low-to-Moderate Income Households or persons



Wide Range of Activities:

Housing Rehab

Public Services Programs

Public Infrastructure and Facilities

Home Investment Partnership (HOME)



- Affordable Housing Development
- For Sale or For Rent
- <80% Area Median Income Household



GCRA – Housing Programs (HOME)

**Homeownership
Units (New &
Rehabbed - GCRA
and Housing
Partners)**

**Rental Units – (New
and Rehabbed -
GCRA & Housing
Partners)**

**First Time
Homebuyers
Program (DPT &
Closing Cost
Assistance – CWC)**

**Investor Program-
Rental Rehab**

**Owner-Occupied
Rehabilitation
Programs**

- 1. Major – Homeowner
Rehab - GCRA**
- 2. Emergency Repair –
Program – GCRA & Partner**

**MLF-Permanent
Financing – GCRA
funded homes**

**Rental Assistance -
Homelessness
Prevention – At
risk of
homelessness**

**Rental Assistance -
Homelessness-
Rapid Rehousing –
Literally homeless**

Past Projects

Miracle League ADA Bathroom



Homeownership – 103 Rosemary Lane



Upcoming Projects

“Diamond Tip”



Subrecipients

- Center for Community Services
- \$6,500
- City of Fountain Inn – Senior Center
- \$5,000

Next Steps

Accept Public Comment
2/23/2026 – 3/27/2026



Sign Resolution





Thank you

We look forward to hearing from you.

Contact GCRA office for comments at **864-242-9801**
or by email at **ph@gcra-sc.org**

Comments accepted through March 27, 2026



**CITY OF FOUNTAIN INN
2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME PROGRAM FACT SHEET**

Community Development Block Grant (CDBG). This grant is used to help low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.

Qualified projects include:

1. **Projects benefiting an entire neighborhood** (public works, infrastructure, sewer, streets, sidewalks, parks, and lighting). At least 51 percent of the people in the neighborhood must be verified low to moderate income.
2. **Projects dealing with housing** (rehabilitation or new construction). Each household must be verified as income eligible.
3. **Public service activities** (education, nutrition, childcare, and medical care). Participants must be income qualified unless they are members of certain groups (seniors, disabled adults, battered and abused spouses and children, illiterates, people with HIV/AIDS, or migrant farm workers). People in these groups are automatically eligible for public service activities.
4. **Public facilities.** If a community center is for everyone in a neighborhood, the neighborhood must be low or moderate income. If it is for one of the special groups mentioned above, it may be located anywhere inside the city.
5. **Projects to eliminate slums and blight on a spot basis** – Demolition activities. The site and/or the building must be declared blighted by your city codes department.
6. **Economic Development:** Revolving loans to existing or start-up small business owners and façade improvement to commercial properties in the Central Business Areas for the purpose of creating and retaining low- and moderate-income jobs.

HOME Program. This program is used to increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households. Each participating household must be income qualified.

Funding Available. The City of Fountain Inn has the following *estimated* allocation for Program Year 2026: **\$107,295**

Fountain Inn	CDBG	HOME
Grant Estimated Allocation	\$78,640	\$26,755
Program Income	\$ 1,900	\$ 0
Total	\$80,540	\$26,755

Program income is generated by the repayment of CDBG or HOME funded housing loans and has the same use requirements as the original grants.

PROGRAM YEAR 2026 BEGINS JULY 1, 2026

For additional information please contact:
Greenville County Redevelopment Authority • 301 University Ridge, Suite S-4300 • Greenville, SC 29601
Phone: (864) 242-9801 • Fax: (864) 232-9946



MINUTES
FORMAL MEETING OF CITY COUNCIL
Thursday, February 12, 2026 at 6 p.m.

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, Jason Sanders, John Don, and AJ Dearybury

2. Invocation and Pledge of Allegiance

3. Presentation

a. **Black History Month Proclamation presented to Avis Kelley**

b. **Retirement of Lt. Jarrid Lowe, Police Department**

4. Introduce New Employees

Assistant Administrator, Russ Slatton, introduced Tyler Thornton and Roy Koehne at the Public Works Department.

a. **Tyler Thornton, Public Works**

Mr. Russell Slatton introduced the Public Works employees.

b. **Roy Koehne, Public Works**

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

Ms. Donna Hoteling, spoke in reference to traffic and speeding in their residential area.

Mr. Ashley Riddle, spoke in reference to a BZA zoning decision and upcoming annexation.

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 Thomason, seconded by Councilman Sanders to approve Consent Agenda.

The motion carried unanimously 7/0.

a. Monthly Financials, December 2025

b. Minutes of the Regularly Scheduled City Council Meeting, January 8, 2026

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

Mr. Bell covered the following: South Main Street streetscape project has a few punchlist items left: electrical outlets and thermoplastic markings. Go Fountain Inn's 25 under 40 event will be held on February 25. The new fire engine was delivered and we are installing equipment to have it placed into service by March 1, 2026. Police Department- the Citizen's police academy is scheduled to start March 24, 2026 and the annual Superhero 5k will be held on April 18. Recreation Department will hold their Daddy Daughter dance on February 21, spring baseball and softball registration has begun, March 28 will be opening day and the 55+ program SOUPERbowl is coming up. The Younts Center will present an evening with Dave Anthony and the Chamber health and wellness fair will take place on April 17.

a. Department Reports

8. Unfinished Business

a. Second and final Reading of Ordinance AXZ-2026-01, an ordinance to provide for the annexation of the property described herein to the City limits of Fountain Inn; to establish a zoning classification therefore; to assign the annexed property to Council Ward; and other related matters (405 Milacron Drive).

Motion by Mayor Pro Tem Don, seconded by Councilman Clemmer to approve Second and final reading of Ordinance AXZ-2026-01, an ordinance to provide for the annexation of the property described herein to the City limits of Fountain Inn; to establish a zoning classification therefore; to assign the annexed property to Council Ward; and other

related matters (405 Milacron Drive).

The motion carried unanimously 7/0.

- b. **Second and final Reading of Ordinance 2026-01, enacting a unified development code as part of the code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("code"); repealing certain portions of the code; invoking pending ordinance doctrine; and providing for other related matters.**

Discussion held.

Mayor McLeer made a motion for amendment 1 for inclusion into the document, seconded by Mr Sanders. The motion carried unanimously 7/0.

Motion by Mayor McLeer, seconded by Councilmember Dearybury to approve second and final reading of Ordinance 2026-01 with amendment 1, enacting a unified development code as part of the code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("code"); repealing certain portions of the code; invoking pending ordinance doctrine; and providing for other related matters.

The motion carried unanimously 7/0.

- c. **Second and final reading of Ordinance 2026-02, authorizing the execution and delivery of (A) a purchase-sale agreement related to an approximately 1.20 acre portion of TMS 0342000100316 and (B) lease agreement related to a portion of the Fountain Inn Elementary School; authorizing the consummation of the transactions contemplated hereby; and providing for other related matters.**

Motion by Councilman Sanders, seconded by Councilman Blackstone to approve the second and final reading of Ordinance 2026-02, authorizing the execution and delivery of (A) a purchase-sale agreement related to an approximately 1.20 acre portion of TMS 0342000100316 and (B) lease agreement related to a portion of the Fountain Inn Elementary School; authorizing the consummation of the transactions contemplated hereby; and providing for other related matters.

The motion carried unanimously 7/0.

9. New Business

- a. **Approval of the selection of Pro South Construction, LLC as the City's provider for Building Official and Inspection Services and authorizing the City Administrator to negotiate and execute an agreement consistent with the RFQ.**

Motion by Councilman Blackstone, seconded by Councilman Sanders to approve Approval of the selection of Pro South Construction, LLC as the City's provider for Building Official and Inspection Services and authorizing the City Administrator to negotiate and execute an agreement consistent with the RFQ.

The motion carried unanimously 7/0.

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

Motion by Councilman Thomason, seconded by Councilman Sanders to go into executive session.

The motion carried unanimously 7/0.

- a. **Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to the Public Works Department.**
- b. **Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area related to Project Grasshopper.**

11. Adjourn

Mayor McLeer adjourned the meeting.



MINUTES
Saturday, March 7, 2026 at 9 a.m.
435 Telfair Street Fountain Inn, SC 29644

1. Call to Order

Mayor McLeer called the meeting to order at 9:03 a.m.

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Phil Clemmer, Mack Blackstone, Jason Sanders, John Don, and AJ Dearybury

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

Motion by Mayor McLeer, second by Councilman Thomason to go into Executive Session.

The motion carried unanimously 7/0.

Mayor McLeer made a motion to come out of Executive Session. No votes were taken in Executive Session.

- a. **Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee related to the Administration, Finance, Human Resources, Public Works, Judicial, Community Relations, Natural Gas, Recreation, Police, Fire, and Planning & Development Departments.**
- b. **Discussion of matters relating to the proposed location, expansion, or the provision of services, encouraging the location or expansion of industries or other businesses related to providing updates on economic development projects throughout the City of Fountain Inn.**
- c. **Discussion of negotiations incident to proposed contractual arrangements related to financial statement preparation and audit services.**

3. New Business

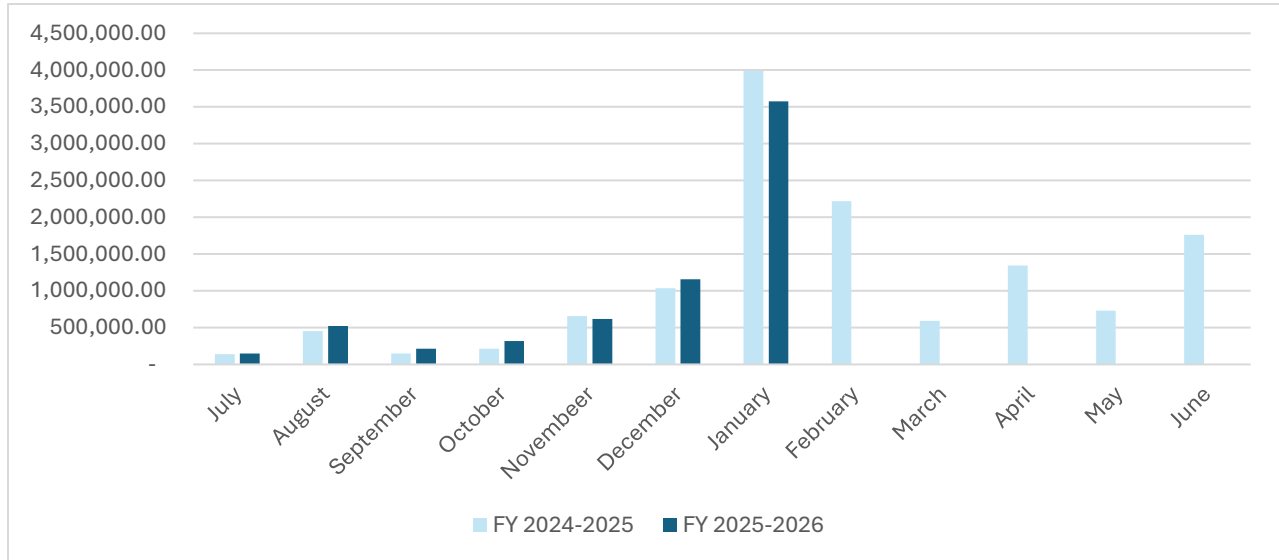
- a. Finances and Budget Planning**
- b. Project Updates**
- c. March Council Meeting Agenda Preview**

4. Adjourn

Mayor McLeer adjourned the meeting at 2:38 p.m.

Preliminary Monthly Financial Update—January 2026

GENERAL FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$139,462.24	July 2025	\$149,610.04
August 2024	\$454,594.25	August 2025	\$520,144.73
September 2024	\$146,204.88	September 2025	\$211,468.47
October 2024	\$214,149.24	October 2025	\$333,503.18
November 2024	\$658,884.69	November 2025	\$616,687.45
December 2024	\$1,033,738.22	December 2025	\$1,156,404.01
January 2025	\$3,988,534.88	January 2026	\$3,575,279.01
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	\$730,858.80	May 2026	\$0.00
June 2025	\$1,759,951.43	June 2026	\$0.00
Year to Date Other Financing Sources	\$3,886,205.31	Year to Date Other Financing Sources	\$5,846,610.05
YTD Revenue	\$17,166,680.03	YTD Revenue	\$12,409,706.94
% of Budget	106%	% of Budget	72%
BUDGET	\$13,138,528.00	BUDGET	\$13,827,899.00
Budgeted Other Financing Sources	\$3,045,913.00	Budgeted Other Financing Sources	\$3,276,624.00
Total Budget FYE 25	\$16,184,441.00	Total Budget FYE 26	\$17,104,523.00

Preliminary Monthly Financial Update—January 2026



FOUNTAIN INN
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GENERAL FUND – Other Financing Sources Detail

Account – Other Financing Sources	Budget	Year to Date
GO Bond Proceeds 2025A – Annual	\$639,000.00	\$852,000.00
GO Bond Proceeds 2025B	\$0.00	\$1,964,508.32
Transfer In – Local Option Sales Tax	\$372,317.00	\$248,211.36
Transfer In – Gas Fund	\$1,235,269.00	\$1,039,311.14
Transfer In – Sewer Fund	\$110,038.00	\$116,518.34
Transfer In – Hospitality Fund (Christmas)	\$450,000.00	\$375,000.00
Transfer In – Gas Fund (Special Events)	\$100,000.00	\$66,666.64
Transfer In – Hospitality Fund (Special Events)	\$50,000.00	\$73,952.85
Transfer In – ARPA	\$0.00	\$757,260.19
Insurance Proceeds	\$0.00	\$4,465.95
Proceeds on Disposal of Capital Assets	\$0.00	\$0.00
Transfer In – Hospitality Fund	\$0.00	\$98,715.32
Transfer In – Hospitality Fund (Street & Grounds)	\$220,000.00	\$183,333.30
Transfer In – Hospitality Fund (Community Relations Grant)	\$100,000.00	\$66,666.64
Total FY 2024-2025	\$3,276,624.00	\$5,846,610.05

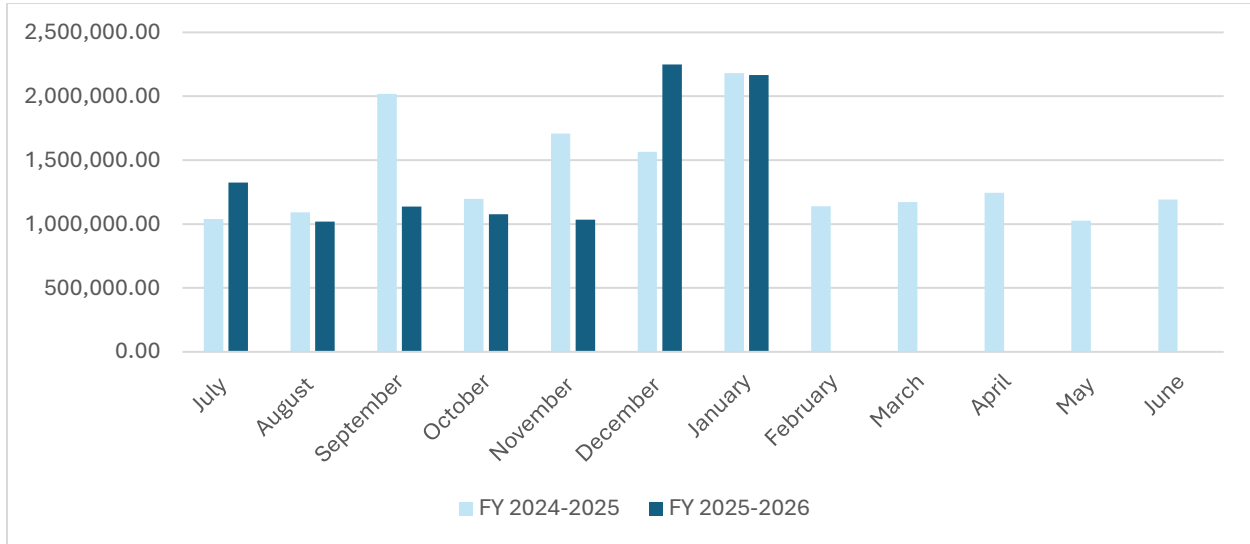
GENERAL FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2019 IPRB Woodside Park Recreation	6/30/2039	\$4,349,000.00	\$3,591,000.00	\$325,221.20 Principal & Interest	\$0.00
2019 IPRB Ladder Truck Fire	6/30/2039	\$1,391,000.00	\$602,000.00	\$162,986.40 Principal & Interest	\$0.00

General Fund - Cash on hand as of 3/3/26: \$4,364,594.15

Preliminary Monthly Financial Update—January 2026

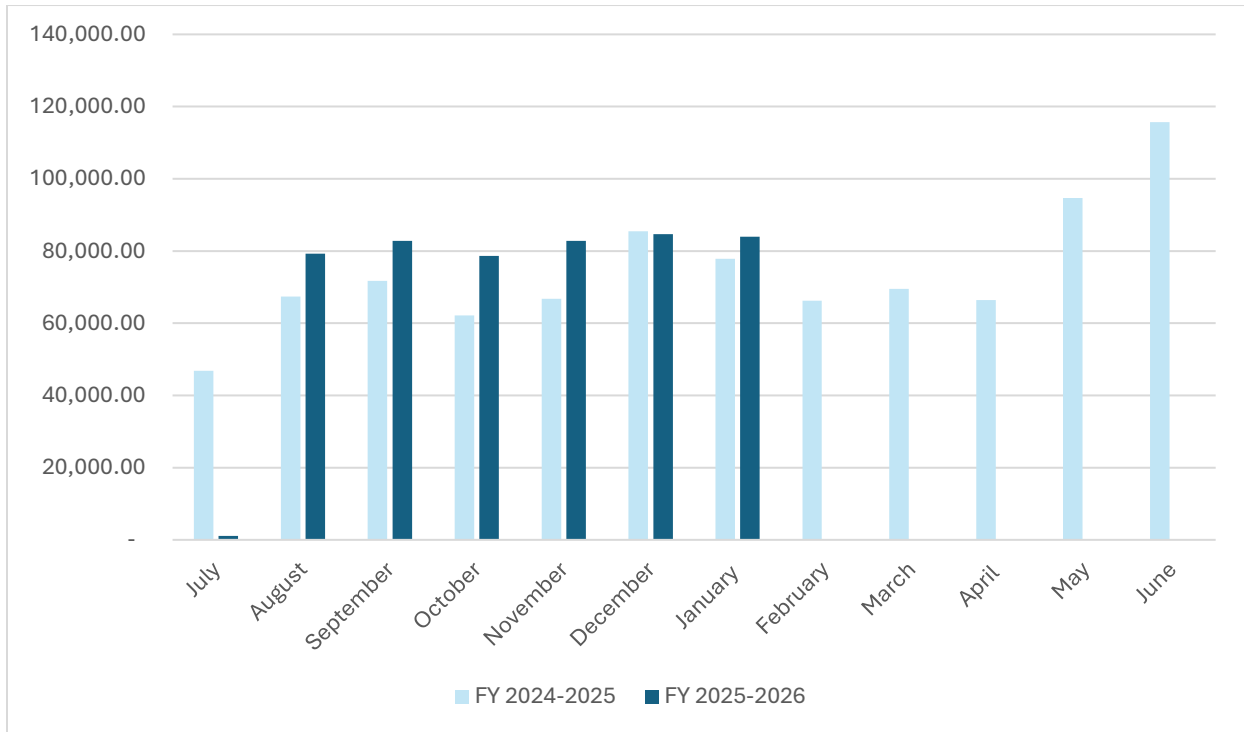
GENERAL FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$1,038,038.44	July 2025	\$1,267,980.97
August 2024	\$1,092,057.09	August 2025	\$1,123,947.35
September 2024	\$2,017,417.90	September 2025	\$1,133,818.53
October 2024	\$1,196,473.90	October 2025	\$1,189,441.79
November 2024	\$1,708,730.24	November 2025	\$1,143,671.09
December 2024	\$1,565,277.49	December 2025	\$2,248,084.27
January 2025	\$2,179,860.31	January 2026	\$2,166,707.04
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	\$1,026,462.13	May 2026	\$0.00
June 2025	\$1,191,660.17	June 2026	\$0.00
Year to Date Other Financing Use	\$77,000.00	Year to Date Other Financing Use	\$89,243.52
Year to Date	\$16,648,217.57	Year to Date	\$10,362,894.56
% of Budget	105%	% of Budget	61%
BUDGET	\$15,788,640.00	BUDGET	\$17,104,523.00
Budgeted Other Financing Use	\$395,801.00	Budgeted Other Financing Use	\$0.00
Budget FYE 25	\$15,788,640.00	Budget FYE 26	\$17,104,523.00

Preliminary Monthly Financial Update—January 2026

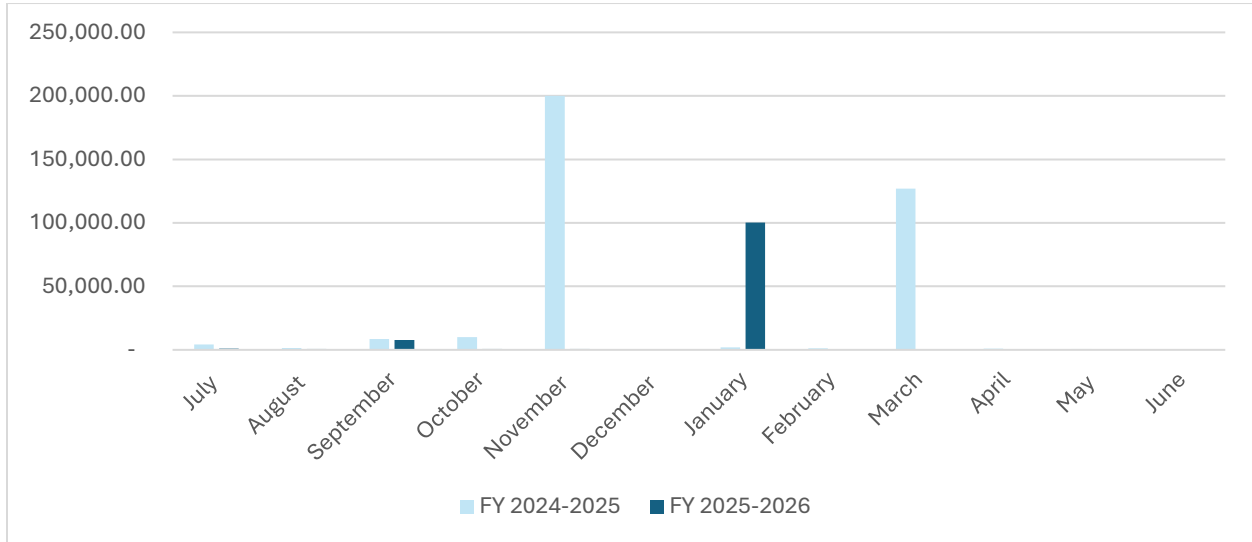
HOSPITALITY FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$46,855.02	July 2025	\$8,468.87
August 2024	\$67,354.35	August 2025	\$79,266.38
September 2024	\$71,696.16	September 2025	\$82,770.25
October 2024	\$62,168.82	October 2025	\$78,666.04
November 2024	\$66,778.83	November 2025	\$82,780.48
December 2024	\$85,454.91	December 2025	\$84,672.18
January 2025	\$77,803.03	January 2026	\$83,925.35
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	\$94,717.58	May 2026	\$0.00
June 2025	\$115,646.02	June 2026	\$0.00
YTD Revenue	\$890,675.40	YTD Revenue	\$500,549.55
% of Budget	94%	% of Budget	49%
Total Budget FYE 25	\$949,939.00	Total Budget FYE 26	\$2,066,000.00

Preliminary Monthly Financial Update—January 2026

HOSPITALITY FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$4,313.26	July 2025	\$893.43
August 2024	\$1,490.46	August 2025	\$631.59
September 2024	\$8,468.94	September 2025	\$7,668.57
October 2024	\$10,139.05	October 2025	\$616.59
November 2024	\$200,139.05	November 2025	\$670.59
December 2024	\$550.95	December 2025	\$258.24
January 2025	\$1,939.05	January 2026	\$100,154.59
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	\$789.05	May 2026	\$0.00
June 2025	\$293.62	June 2026	\$0.00
Year to Date	\$496,354.47	Year to Date	\$797,668.11
Other Financing Uses		Other Financing Uses	
Year to Date	\$853,462.88	Year to Date	\$908,561.71
% of Budget	90%	% of Budget	43%
BUDGET	\$439,939.00	BUDGET	\$1,246,000.00
Budgeted Other Financing Uses	\$510,000.00	Budgeted Other Financing Uses	\$820,000.00
Budget FYE 25	\$949,939.00	Budget FYE 25	\$2,066,000.00



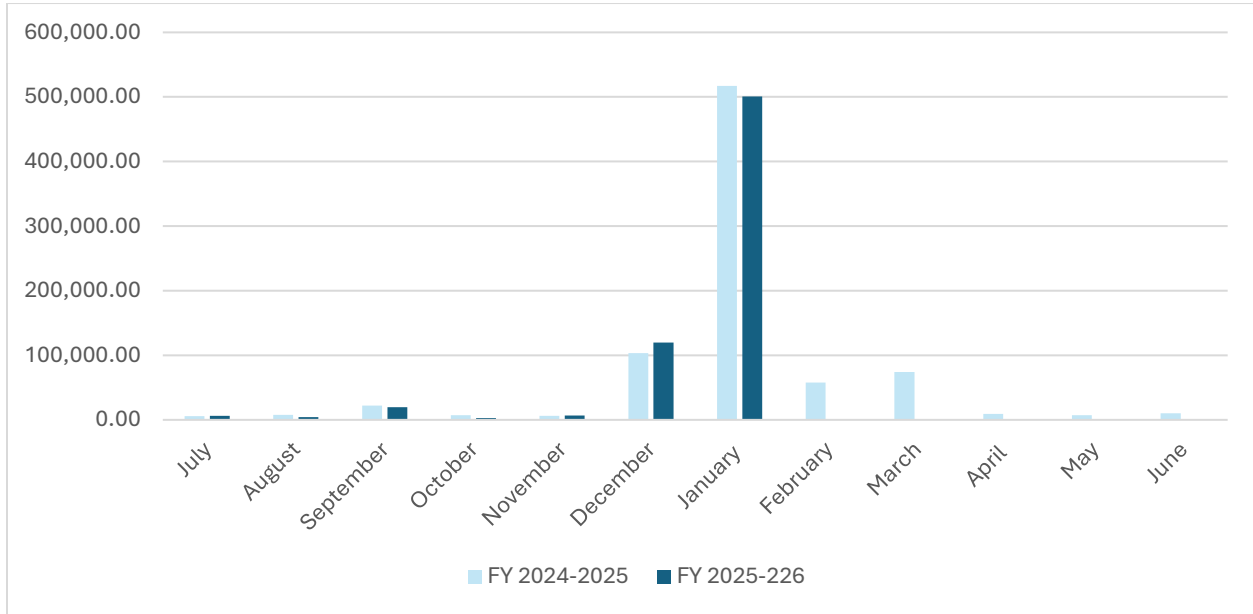
HOSPITALITY FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2013A A&H Tax Bond	4/01/2029	\$914,833.33	\$270,603.72	\$3,720.80 Principal & Interest	\$68,235.16
2013B A&H Tax Bond	4/01/2028	\$785,000.00	\$181,900.00	\$2,410.18 Principal & Interest	\$61,510.18

Hospitality Fund - Cash on hand as of 3/3/26: \$219,942.60

Preliminary Monthly Financial Update—January 2026

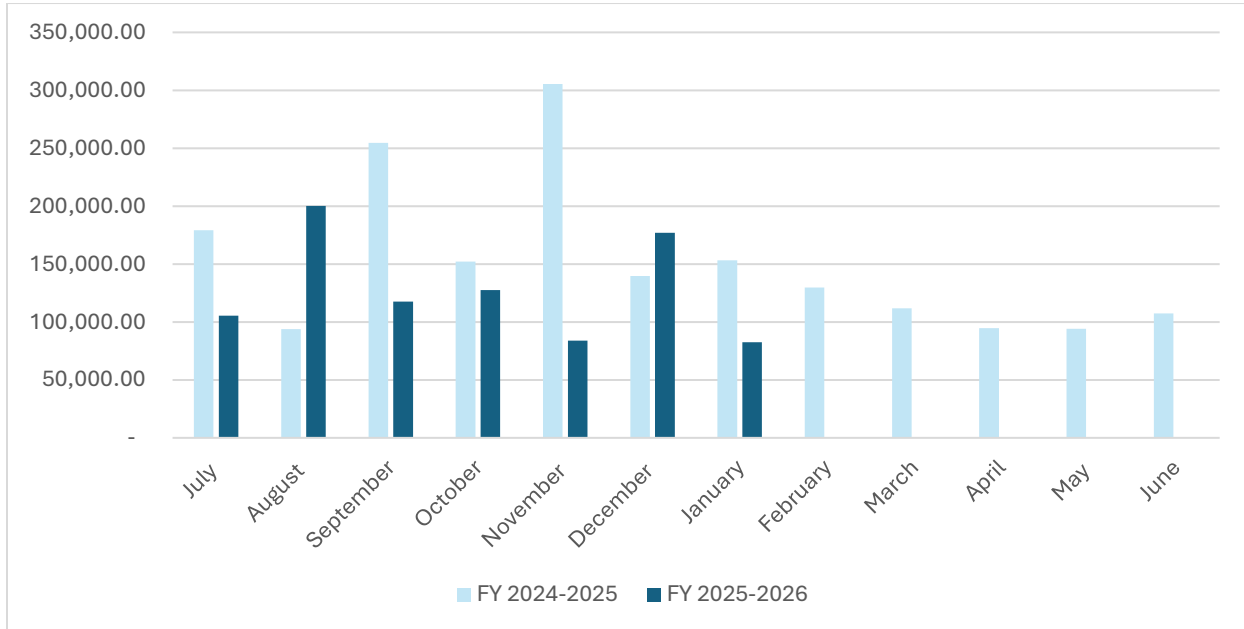
SOLID WASTE FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$5,780.00	July 2025	\$6,328.00
August 2024	\$7,472.00	August 2025	\$4,376.00
September 2024	\$22,296.00	September 2025	\$20,056.00
October 2024	\$7,448.00	October 2025	\$2,900.00
November 2024	\$6,120.00	November 2025	\$6,907.00
December 2024	\$103,348.00	December 2025	\$119,908.00
January 2025	\$517,221.00	January 2026	\$500,556.00
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	\$7,272.00	May 2026	\$0.00
June 2025	\$10,192.00	June 2026	\$0.00
Year to Date	\$0.00	Year to Date	\$0.00
Other Financing Sources		Other Financing Sources	
YTD Revenue	\$828,537.07	YTD Revenue	\$661,031.00
% of Budget	74%	% of Budget	55%
BUDGET	\$1,120,389.00	BUDGET	\$1,510,985.00
Budgeted Other Financing Sources	\$395,801.00	Budgeted Other Financing Sources	\$0.00
Total Budget FYE 25	\$1,156,190.00	Total Budget FYE 26	\$1,510,985.00

Preliminary Monthly Financial Update—January 2026

SOLID WASTE FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$179,305.25	July 2025	\$105,566.03
August 2024	\$93,862.34	August 2025	\$206,246.46
September 2024	\$254,605.27	September 2025	\$117,623.41
October 2024	\$152,219.68	October 2025	\$133,675.37
November 2024	\$305,293.76	November 2025	\$90,018.18
December 2024	\$139,582.17	December 2025	\$176,894.22
January 2025	\$153,237.69	January 2026	\$82,507.63
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	\$94,011.61	May 2026	\$0.00
June 2025	\$107,399.15	June 2026	\$0.00
Year to Date	\$1,815,976.23	Year to Date	\$912,531.30
% of Budget	120%	% of Budget	60%
Budget FYE 25	\$1,516,190.00	Budget FYE 26	\$1,510,985.00

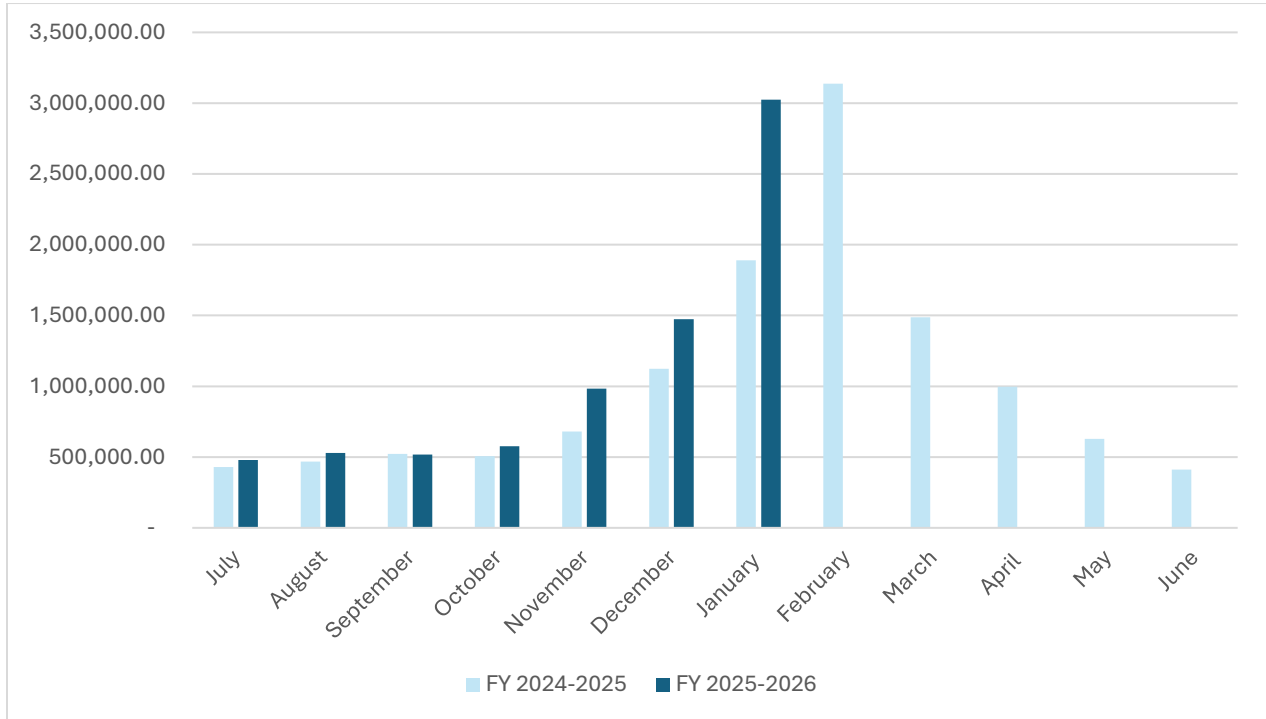


SOLID WASTE FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2019 IPRB (Debris Truck)	6/30/2026	\$459,000.00	\$71,000.00	\$0.00 Principal & Interest	\$73,357.20
2020 Master Lease (Sanitation Vehicle)	6/30/2026	\$443,000.00	\$91,000.00	\$92,292.18 Principal & Interest	\$0.00
2021 Master Lease	6/30/2027	\$113,000.00	\$46,000.00	\$23,616.40 Principal & Interest	\$0.00

Preliminary Monthly Financial Update—January 2026

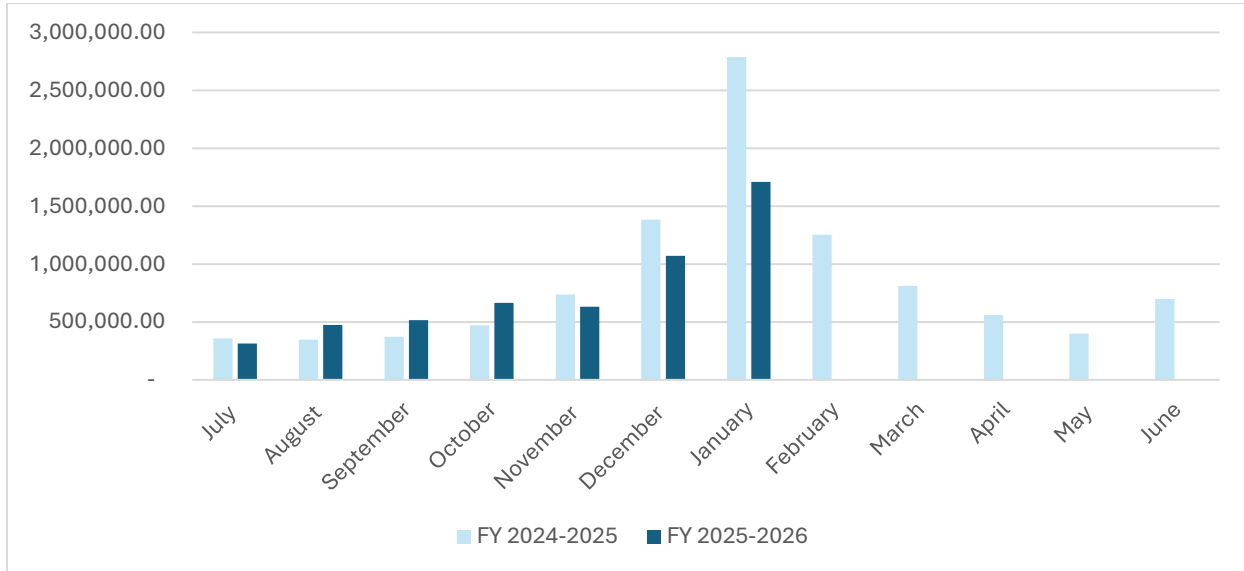
NATURAL GAS – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$429,142.59	July 2025	\$478,603.07
August 2024	\$468,134.26	August 2025	\$529,781.21
September 2024	\$521,699.86	September 2025	\$517,879.47
October 2024	\$506,817.73	October 2025	\$577,622.62
November 2024	\$680,417.38	November 2025	\$983,762.92
December 2024	\$1,123,258.56	December 2025	\$1,473,270.72
January 2025	\$1,889,426.67	January 2026	\$3,024,504.62
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	\$628,970.42	May 2026	\$0.00
June 2025	\$411,824.85	June 2026	\$0.00
YTD Revenue	\$12,281,364.71	YTD Revenue	\$7,585,424.63
% of Budget	101%	% of Budget	60%
Total Budget FYE 25	\$12,148,482.00	Total Budget FYE 26	\$12,553,048.00

Preliminary Monthly Financial Update—January 2026

NATURAL GAS FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$357,357.26	July 2025	\$314,783.38
August 2024	\$346,953.46	August 2025	\$474,450.88
September 2024	\$371,132.65	September 2025	\$519,546.07
October 2024	\$470,885.40	October 2025	\$668,409.97
November 2024	\$735,065.16	November 2025	\$661,656.75
December 2024	\$1,381,965.87	December 2025	\$1,071,017.16
January 2025	\$2,785,048.79	January 2026	\$1,709,092.15
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	\$399,900.46	May 2026	\$0.00
June 2025	\$697,019.88	June 2026	\$0.00
Year to Date	\$1,401,182.00	Year to Date	\$1,105,977.78
Other Financing Uses		Other Financing Uses	
Year to Date	\$11,569,471.68	Year to Date	\$6,524,934.14
% of Budget	95%	% of Budget	52%
BUDGET	\$10,747,300.00	BUDGET	\$9,837,504.00
Budgeted Other Financing Uses	\$1,401,182.00	Budgeted Other Financing Uses	\$2,715,544.00
Budget FYE 25	\$12,148,482.00	Budget FYE 26	\$12,553,048.00

Preliminary Monthly Financial Update-January 2026



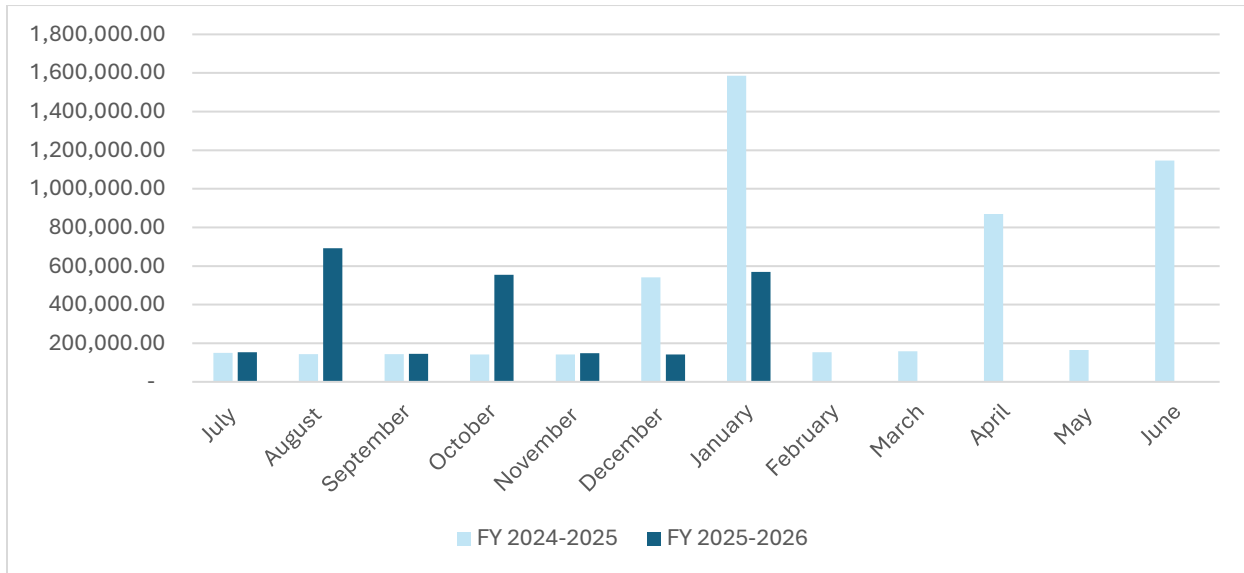
NATURAL GAS FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2015A Gas Bond	10/01/2030	\$3,465,000	\$2,419,000.00	\$410,43.10 Principal & Interest	\$30,470.50
2021 IPRB	6/30/2041	\$3,562,500	\$2,917,000.00	\$215,798.50 Principal & Interest	\$0.00

Natural Gas Fund - Cash on hand as of 3/3/26: \$4,364,594.15

Preliminary Monthly Financial Update—January 2026

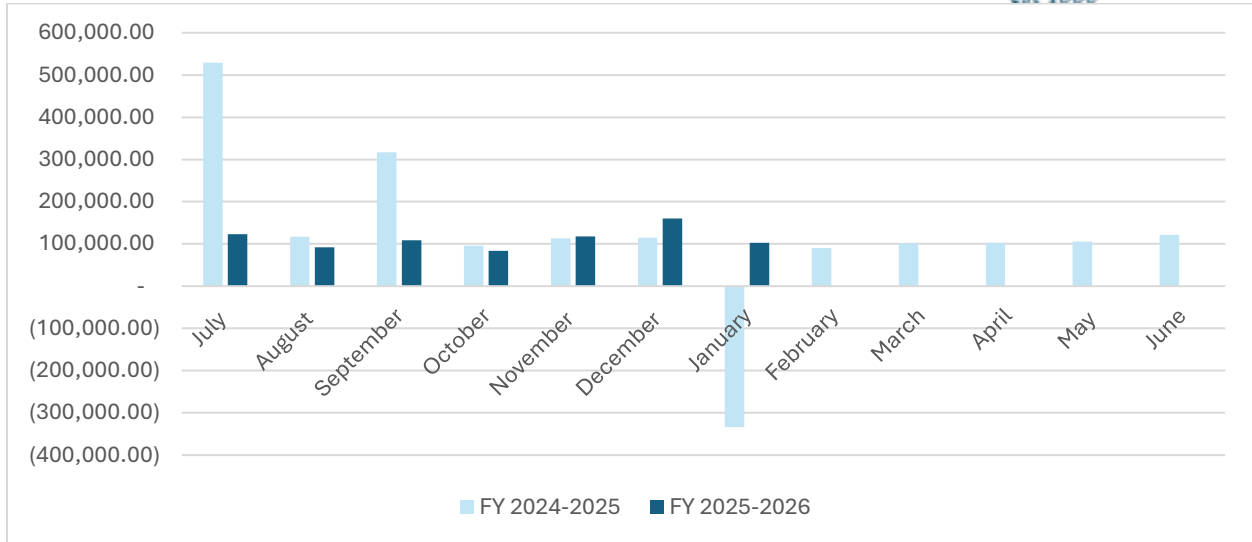
SEWER FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$149,385.05	July 2025	\$153,605.50
August 2024	\$143,835.25	August 2025	\$691,559.72
September 2024	\$143,455.50	September 2025	\$144,776.27
October 2024	\$141,274.70	October 2025	\$555,271.17
November 2024	\$141,172.77	November 2025	\$148,239.43
December 2024	\$541,384.20	December 2025	\$142,555.65
January 2025	\$1,585,647.79	January 2026	\$570,208.78
February 2025	\$152,742.54	February 2026	\$0.00
March 2025	\$158,579.33	March 2026	\$0.00
April 2025	\$869,009.83	April 2026	\$0.00
May 2025	\$165,595.37	May 2026	\$0.00
June 2025	\$1,145,644.60	June 2026	\$0.00
Year to Date	\$10,761.12	Year to Date	\$0.00
Other Financing Sources		Other Financing Sources	
YTD Revenue	\$5,348,488.05	YTD Revenue	\$2,406,216.52
% of Budget	253%	% of Budget	37%
BUDGET	\$2,113,073.00	BUDGET	\$6,505,751.00
Budgeted Other Financing Sources	\$0.00	Budgeted Other Financing Sources	\$0.00
Total Budget FYE 25	\$2,113,073.00	Total Budget FYE 26	\$6,505,751.00

Preliminary Monthly Financial Update—January 2026

SEWER FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$528,963.50	July 2025,	\$123,095.43
August 2024	\$117,384.39	August 2025	\$92,151.86
September 2024	\$317,143.32	September 2025	\$108,634.48
October 2024	\$95,686.23	October 2025	\$100,371.74
November 2024	\$113,242.20	November 2025	\$125,466.46
December 2024	\$114,809.91	December 2025	\$160,611.31
January 2025	-\$333,593.22	January 2026	\$102,478.60
February 2025	\$90,876.07	February 2026	\$0.00
March 2025	\$101,067.28	March 2026	\$0.00
April 2025	\$102,955.38	April 2026	\$0.00
May 2025	\$105,873.13	May 2026	\$0.00
June 2025	\$121,915.64	June 2026	\$0.00
Year to Date	\$266,570.00	Year to Date	\$116,518.34
Other Financing Uses		Other Financing Uses	
Year to Date	\$1,742,893.83	Year to Date	\$929,328.22
% of Budget	82%	% of Budget	14%
BUDGET	\$1,846,503.00	BUDGET	\$6,360,599.00
Budgeted Other Financing Uses	\$266,570.00	Budgeted Other Financing Uses	\$145,152.00
Budget FYE 25	\$2,113,073.00	Budget FYE 26	\$6,505,751.00



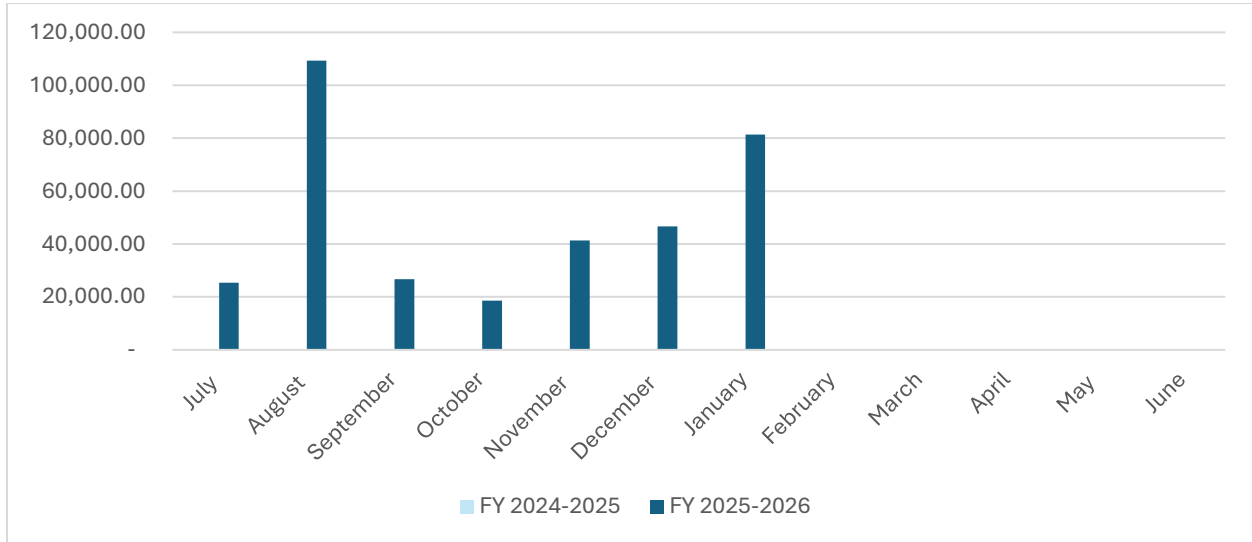
SEWER FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2012 Sewer Bond	5/01/2029	\$3,706,981.57	\$1,063,817.34	\$14,201.96 Principal & Interest	\$280,393.26
2014 Sewer Bond	5/01/2029	\$1,118,000.00	\$378,000.00	\$5,821.20 Principal & Interest	\$99,982.20
2021 IPRB	6/30/2041	\$712,500.00	\$583,400.00	\$43,159.70 Principal & Interest	\$0.00
2024 SRF Loan	2/1/2046	\$1,337,883.00	\$1,337,883.00	\$0.00 Principal & Interest	\$0.00

Sewer Fund - Cash on hand as of 3/3/26: \$360,513.78

Preliminary Monthly Financial Update—January 2026

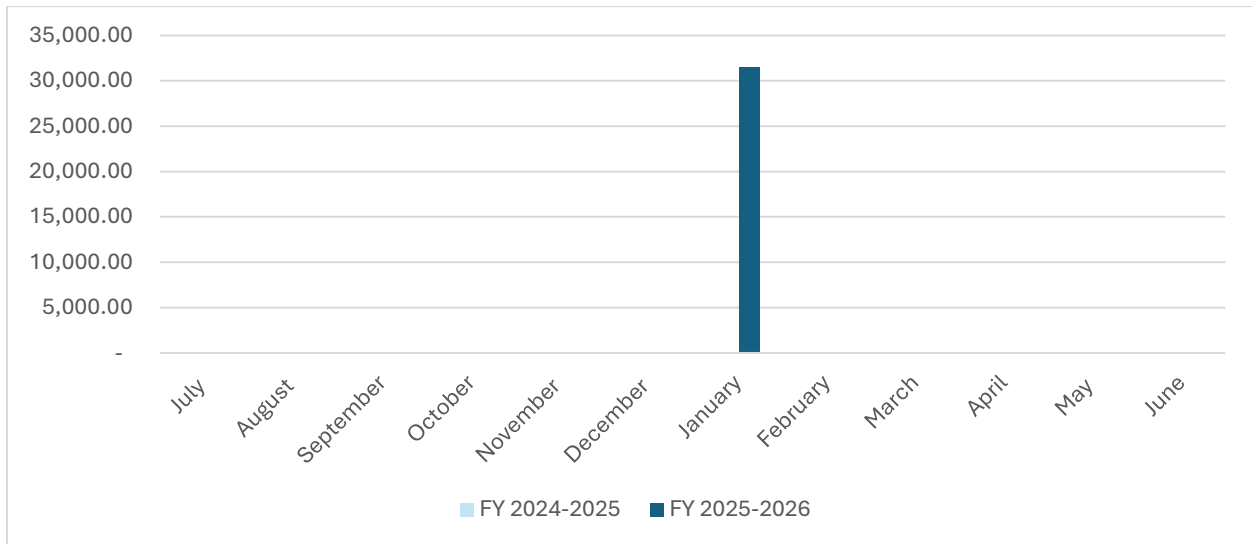
Impact Fees – Parks & Recreation – Revenue Overview



FY 2025- 2026		Revenues
July 2025,		\$25,327.00
August 2025		\$109,306.00
September 2025		\$26,660.00
October 2025		\$18,662.00
November 2025		\$41,323.00
December 2025		\$46,655.00
January 2026		\$81,313.00
February 2026		\$0.00
March 2026		\$0.00
April 2026		\$0.00
May 2026		\$0.00
June 2026		\$0.00
Year to Date		\$349,246.00

Preliminary Monthly Financial Update—January 2026

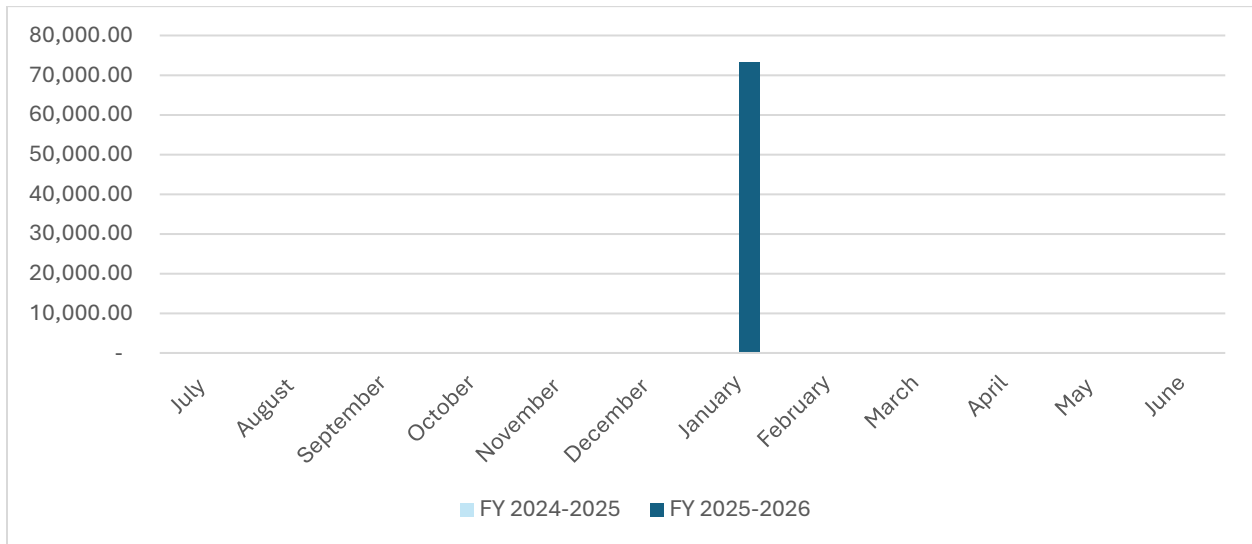
Impact Fees – Police Department – Revenue Overview



FY 2025- 2026		Revenues
July 2025,		\$0.00
August 2025		\$0.00
September 2025		\$0.00
October 2025		\$0.00
November 2025		\$0.00
December 2025		\$0.00
January 2026		\$31,501.00
February 2026		\$0.00
March 2026		\$0.00
April 2026		\$0.00
May 2026		\$0.00
June 2026		\$0.00
Year to Date		\$31,501.00

Preliminary Monthly Financial Update—January 2026

Impact Fees – Fire Department – Revenue Overview



FY 2025- 2026		Revenues
July 2025,		\$0.00
August 2025		\$0.00
September 2025		\$0.00
October 2025		\$0.00
November 2025		\$0.00
December 2025		\$0.00
January 2026		\$73,131.00
February 2026		\$0.00
March 2026		\$0.00
April 2026		\$0.00
May 2026		\$0.00
June 2026		\$0.00
Year to Date		\$73,131.00

Preliminary Budget Update—January 2026

(Ideal Percentage Remaining 41%)



Department	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
City	\$1,474,073.00	\$426,367.79	\$0.00	\$1,047,705.21	71%
Administration	\$361,448.00	\$196,021.46	\$0.00	\$165,426.54	46%
Court	\$446,262.00	\$233,831.86	\$0.00	\$212,430.14	48%
Mayor/Council	\$169,851.00	\$99,073.10	\$0.00	\$70,777.90	42%
Community Relations	\$836,978.00	\$456,446.85	\$623.28	\$379,907.87	45%
Finance	\$395,284.00	\$213,387.90	\$0.00	\$176,896.10	45%
Human Resources	\$209,704.00	\$109,601.84	\$0.00	\$100,102.16	48%
Police Dept.	\$5,912,622.00	\$3,043,210.82	\$10,493.95	\$2,858,917.23	48%
Fire Dept.	\$3,694,073.00	\$3,364,299.38	\$16,546.02	\$313,227.60	8%
Public Works	\$311,606.00	\$206,910.79	\$0.00	\$104,695.21	34%
Planning & Development	\$605,125.00	\$323,462.72	\$0.00	\$281,662.28	47%
Streets & Grounds	\$965,592.00	\$572,441.25	\$60,447.83	\$332,702.92	34%
Recreation	\$1,526,740.00	\$985,062.63	\$5,955.78	\$535,721.59	35%
Facility Maintenance	\$195,165.00	\$127,776.17	\$0.00	\$67,388.83	35%
Hospitality	\$2,066,000.00	\$908,561.71	\$0.00	\$1,157,438.29	56%
Solid Waste	\$1,510,985.00	\$912,531.30	\$11,736.87	\$586,716.83	39%
Natural Gas	\$12,553,048.00	\$6,852,775.26	\$115,495.71	\$5,584,777.03	44%
Sewer	\$6,505,751.00	\$929,328.22	\$13,628.00	\$5,562,794.78	86%

CITY ADMINISTRATOR REPORT



Agenda Date: March 12, 2026

To: Mayor and City Council

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

Administration

- Main Street Streetscape
 - Benches, trash receptacles, and bike racks have been installed
 - Electrical work is 95% complete
 - Signal work has been completed
 - Pavement markings are 60% complete
 - Several paving items are remaining, such as the asphalt joints

Community Relations

- Upcoming Events
 - 20th Annual Mac Arnold Cornbread & Collard Greens Blues Festival on April 11 from 12:00 - 6:00 p.m.
 - Jeep Jam registration is open

Fire

- February 2026
 - 188 calls for service
 - 130 were medical incidents (59%)
 - 48 overlapping incidents (25.5%)
 - 37 inspections completed
- Chief Alexander named Firefighter Mobilization Coordinator of the Year by South Carolina State Fire

Judicial

- February 2026
 - 299 total cases
 - 24 criminal and 275 traffic
 - 251 pending cases
 - 38 disposed cases

Human Resources

- Community Relations
 - Main Street Coordinator - One vacancy; contingent offer accepted
- Police
 - Certified Uniform Patrol Officer - One vacancy; candidates in process
 - Community Police Officer - One vacancy; candidates in process
 - Records Technician - One vacancy; candidates in process
- Public Works
 - Sewer/Stormwater Technician I-III - One vacancy
 - Sanitation CDL Driver - Three vacancies; reviewing applications

Natural Gas

- Gas Supply
 - Deliveries for February 2026
 - Gas volume of 163,219 Dekatherms
 - Gas consumption was 10.2% higher than February 2025 and 22.5% higher than the February three-year average
- Gas Prices/Rates
 - The price of natural gas for March 2026 settled at \$2.969 per Dekatherm, representing a \$4.491 decrease from February's price
- Operations
 - February 2026 Key Indicators
 - 4,076 feet of new service lines installed (91)
 - 13,322 active customers

Planning & Development

- February 2026 Building & Codes
 - Inspections & Permits
 - 71 permits issued with a total valuation of \$14,926,893
 - 571 inspections
 - 51 residential plan reviews and nine commercial plan reviews
 - 24 certificates of occupancy issued
 - Code Compliance Complaints
 - 4 vehicle/other
 - 0 building - unsafe conditions
 - 11 property maintenance
- Impact Fees collected through the end of January 2026
 - Parks & Recreation: \$349,246
 - Police: \$31,501

- Fire: \$73,131

Police

- Citizen Police Academy every Tuesday evening from 6:00 - 8:00 p.m. from March 24 - May 12
- Annual Superhero 5K on April 18 at 8:30 a.m.
- 27th Annual Golf Tournament on May 20 at Carolina Springs Golf Course
- Key Indicators for February 2026
 - 2,277 calls for service
 - 359 inbound 911 calls
 - 301 citations issued
 - 316 warnings issued
 - 27 collisions
 - Animal Control
 - 20 calls for service
 - 1 incident report
 - 2 intakes
 - 1 transferred to Greenville County Animal Control
 - 3 returned to owner
 - 1 quarantined
 - 68% kennel usage

Recreation

- Spring Youth Baseball/Softball Opening Day on March 28 at Emanuel Sullivan Sports Complex from 9:00 a.m. to 2:00 p.m.
- Adult Co-ed Softball registration runs from 4/30 to 5/31
- 55+ Program
 - St. Patrick's Day Bingo on 3/17 with games starting at 11:00 a.m. and lunch at noon
 - Diabetes Support Group on 3/24 at 8:00 a.m.

Younts Center for Performing Arts

- His Life: The Musical from March 20 - March 29
- Disney's Moana, Jr. from April 17 - May 2

Fountain Inn Chamber of Commerce

- Annual Membership Luncheon on April 17 from 11:30 a.m. - 1:00 p.m. at the Activities Center
- 3rd Annual Golf Cart Parade on May 23 at 4:00 p.m.

Assistant City Administrator – March 2026

PROJECT HIGHLIGHTS

Main Street Streetscape:

- Hardscaping Punchlist 99% Complete. Benches, Trash Receptacles, and Bike Racks are 100% installed. All hardscaping line items from the punch list in link above have been finished. AOS will pressure wash soiled areas once Asphalt has been fixed.
- Electrical – 95% Complete. AOS has 7 days onsite with the electrical team to finish up the uplighting. We are installing all DMX controllers and up lights as we speak.
- Signal Work – 100% Complete. Loops at the intersection of Jones and South Main have been installed.
- Pavement Markings – 60% Complete. Peek was onsite to install thermoplastic on Saturday February 28th. Peek is caught up and can't move forward with long line thermos until asphalt paving is fixed. Once asphalt is fixed Peek will have 1 more day of work to finish.
- Asphalt Paving.
- Punchlist Items are as follows:
 - Torch all cold joints and overlay with Surface mix to seal joint separation.
 - Mill and Pave 2 areas deemed unacceptable noted on the punch list.
- At this time I don't have a date for Bird to remobilize to the site. AOS is in communication with Bird Paving and stressing the importance of their return to fix instillation issues as soon as possible.

Parking Lot Revitalization Project: The project was put out to bid with a closing bid date of Monday, August 11th. Due to scheduling conflicts, we intend to start the project on approximately June 1st 2026.

Municipal Complex: The schematic design phase has been completed. Next steps are to provide written approval of the schematic design phase and start of the design development phase.

Fire Station #3: Construction team has the value engineering list and is revising the cost estimate. Will start the annexation process at the next Planning Commission on Thursday, March 19th, 2026. The team has a meeting scheduled with Stewart Cooper Newell Architects and Cloverleaf Construction on Thursday, March 12th 2026 to lay out our next steps



SATURDAY, APRIL 11 · 12 - 6 PM

The Mac Arnold Festival is a beloved Fountain Inn tradition celebrating legendary blues musician Mac Arnold with live music, local vendors, delicious food—including classic favorites like cornbread and collard greens—and family-friendly fun. Join us for a day of incredible performances and community spirit in downtown Fountain Inn.

EVENTS INN TOWN

FOUNTAIN INN
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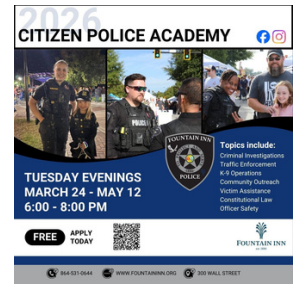
Vendor Registration Open through March 9



Jeep Registration Now Open

KICKS OFF TUESDAY, MARCH 24 · 6 - 8 PM (8 WEEKS)

Hosted by the FIPD: The Citizens Police Academy offers residents a unique opportunity to learn more about the Fountain Inn Police Department and how officers serve and protect our community. Participants will get an inside look at police operations, meet department personnel, and gain a better understanding of public safety through hands-on experiences and informative sessions.



SATURDAY, MARCH 28 · OPENING DAY



Join the Rec Department as they kick off the 2026 youth baseball and softball season with 42 teams ready to take the field! From T-Ball to 15U, Emanuel Sullivan Park will be filled with excitement as players are recognized and families gather to celebrate the start of a brand-new season. Players will receive meal vouchers, and extra meals will be available for purchase. Even if your team isn't scheduled to play right away, come out and be part of the fun! We're proud to see our community come together to support these young athletes. Good luck to all our players this season — let's play ball, Fountain Inn!

SATURDAY, APRIL 18 · 8:30 AM

Hosted by the FIPD: The Superhero 5K for Autism is a fun, family-friendly event that brings the community together to support autism awareness and advocacy. Participants are encouraged to dress up as their favorite superheroes while running or walking to help make a difference for individuals and families affected by autism. Join us for an inspiring day of fitness, costumes, and community spirit.



The Italian American Heritage Festival, originally planned for April 18, 2026, will not be held this year. The event is organized by an independent nonprofit, the Italian American Heritage Festival Committee, which recently announced the cancellation. While the City of Fountain Inn has been proud to support the festival in past years, we will certainly miss it in 2026 and hope to enjoy its return in the future.

2026 EVENTS

WWW.MAINSTREETFOUNTAININN.COM



FEB-APRIL

FEB 21 **Daddy Daughter Dance**
6:00PM - 8:00PM
HOSTED BY THE FOUNTAIN INN RECREATION DEPT

APRIL 11 **Mac Arnold Blues Festival**
12:00PM - 6:00PM
20 YEARS OF BLUES · SPRING MARKET · JEEP JAM

APRIL 18 **Italian American Heritage Festival**
12:00PM - 6:00PM
HOSTED BY THE ITALIAN AMERICAN COMMITTEE



MAY-AUG

Sounds of Summer

6:00 PM - 9:00 PM
FRIDAY NIGHT CONCERT SERIES

Farmers Market

8:00 AM - 12:00 PM
SATURDAY MORNING MARKETS



JUNE-AUG

JUNE 19 **Juneteenth Soul Food Festival**
3:00 PM - 9:00 PM
LIVE MUSIC · VENDORS · FOOD

JULY 2 **Independence Festival**
6:00 PM - 9:00 PM
LIVE MUSIC · FIREWORKS

AUGUST 14 **Fountain Inn Fury Parade**
5:30 PM
HOSTED BY FOUNTAIN INN HIGH SCHOOL



OCT-NOV

OCT 3 **Aunt Het Festival**
9:00 AM - 5:00 PM
HOSTED BY THE FOUNTAIN INN CHAMBER OF COMMERCE

OCT 24 **Jeepers Creepers**
6:00 PM - 9:00 PM
TRICK OR TREATING · LIVE MUSIC

OCT 31 **Trick or Treat on Main**
6:00 PM - 8:00 PM
HALLOWEEN ON NORTH MAIN STREET



SCAN FOR MORE INFORMATION



DECEMBER

DEC 1 **Tree Lighting**
5:00 PM - 7:00 PM
VENDORS, HOLIDAY PERFORMANCES, & FAMILY FUN

DEC 2 **Christmas Parade**
5:30 PM - 8:00 PM
HOSTED BY THE FOUNTAIN INN CHAMBER OF COMMERCE

DEC 3-17 **Carriage Rides**
5:00 PM - 9:00 PM
TICKETS AVAILABLE EARLY NOVEMBER
excluding Dec. 8 & 14



Sponsorship Opportunities Available



2026 Focus · Historical Preservation


Our Community Relations Director, Amanda Benfield, recently attended the Main Street South Carolina (MSSC) Q1 meeting at the South Carolina Department of Archives and History in Columbia.

The meeting focused on preservation stewardship and practical tools to support downtown economic development. We're proud to be part of Main Street South Carolina and look forward to continuing to learn and apply strategies that help preserve our history while strengthening our Main Street district.

Scan for full 2025 Impact report!:




Watch us grow, as we keep everyone INN the know... **#BESTINN**SC



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fountaininn.org


New Design Launch Goal May 2026.





mainstreetfountaininn.com


New Design Launch Goal April 2026.


 719 followers


 11.2k followers


 **www.fountaininn.org**

 6.1K followers


 14.1k followers


 1762 followers


 254 subscribers





fountaininngas.org


 507 followers





 11.2 followers


 619 followers




 225 followers


 1.4K followers




 252 followers


 4.5k followers


Views

Views 


19.0K ↓ 49.3%

From followers  33.5% ↑ 60.1%


From non-followers  66.5% ↓ 15.9%


Viewers  6,001 ↓ 56.8%


Views

Views 


32.5K ↓ 51.2%

From followers  39.6% ↑ 72.5%

From non-followers  60.4% ↓ 21.6%


Viewers  7,143 ↓ 64.8%


Views

Views 

83.9K ↑ 55.4%

From followers  31.3% ↓ 27.7%

From non-followers  68.7% ↑ 21.1%

Viewers  21,618 ↑ 38.9%



SWAMP RABBIT TRAIL GROUNDBREAKING

In early February, Fountain Inn celebrated the ceremonial groundbreaking for the next 2-mile stretch of the Swamp Rabbit Trail. When complete, this paved shared-use path will connect neighborhoods, schools, and parks—including Mulberry Estates, Fountain Inn High School, and Bryson Elementary—making walking, biking, and access safer and easier for our community.

A big thank you to Upstate Greenways and Trails Alliance, DRB Homes, Seamon Whiteside, and Prisma Health for helping make this vision a reality. Exciting things are happening in Fountain Inn—and this is just the beginning!



HAIL MARY'S RIBBON CUTTING

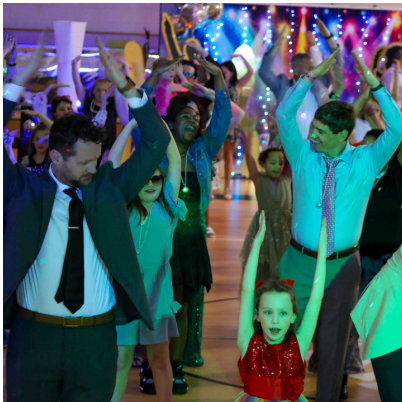
At the beginning of February, the Chamber of Commerce hosted the ribbon cutting for Hail Mary Sports Grille, marking the business's rebrand and reopening. This milestone represents an exciting new chapter for a local favorite, and we're proud to see Hail Mary continuing to grow and serve our community. Congratulations on the fresh look and new direction—we can't wait to see what's next!



25 UNDER 40 LUNCHEON

The City of Fountain Inn proudly sponsored the inaugural Fountain Inn 25 Under 40, hosted by Go Fountain Inn, recognizing 25 exceptional professionals under the age of 40 who are shaping the future of our business and civic community.

This year's honorees spanned industries including small business, healthcare, education, nonprofits, utilities, manufacturing, creative services, and local government. We are honored to see representation from the City of Fountain Inn—our City Administrator, Mayor, Public Works Director, and a City Council Member—while proudly celebrating every individual selected for their leadership and impact.



DADDY DAUGHTER DANCE

The City of Fountain Inn was filled with smiles, laughter, and a whole lot of groovy moves at this year's Daddy Daughter Dance — and what a true Disco INNferno it was.

Fathers and father figures took time to slow down, step onto the dance floor, and create meaningful memories with the daughters who will grow into the future leaders of our community. Moments like these are what make Fountain Inn so special.

A heartfelt thank you to everyone who joined us and to our Parks & Recreation team for creating such a memorable evening for our families.

FIRE – FIRE DEPARTMENT SUMMARY

Monthly Department Report

During the reporting period, the department maintained a high level of operational readiness while advancing training, administrative priorities, and community engagement efforts.

Apparatus Update

A new fire engine has been delivered. Personnel are completing required inspections, equipment installation, and operational testing, with the apparatus scheduled to be placed into service in March. We are waiting on a few mounting brackets to arrive.

Training and Compliance

A structured training plan for the first half of the year has been established. The department conducted a new driver training class and completed all required annual compliance training. Personnel logged more than 240 total man-hours of training during the month. Multiple trainings are scheduled for March and April with our Auto-Aid partners.

Budget and Administrative Activities

The department continues budget preparation efforts to support current operations, training needs, and long-term planning objectives.

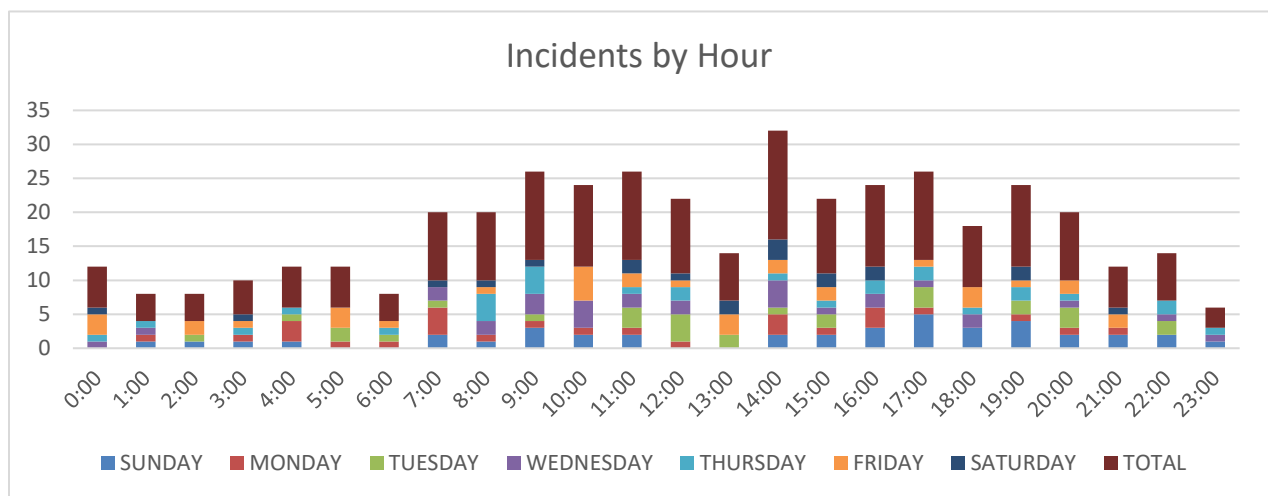
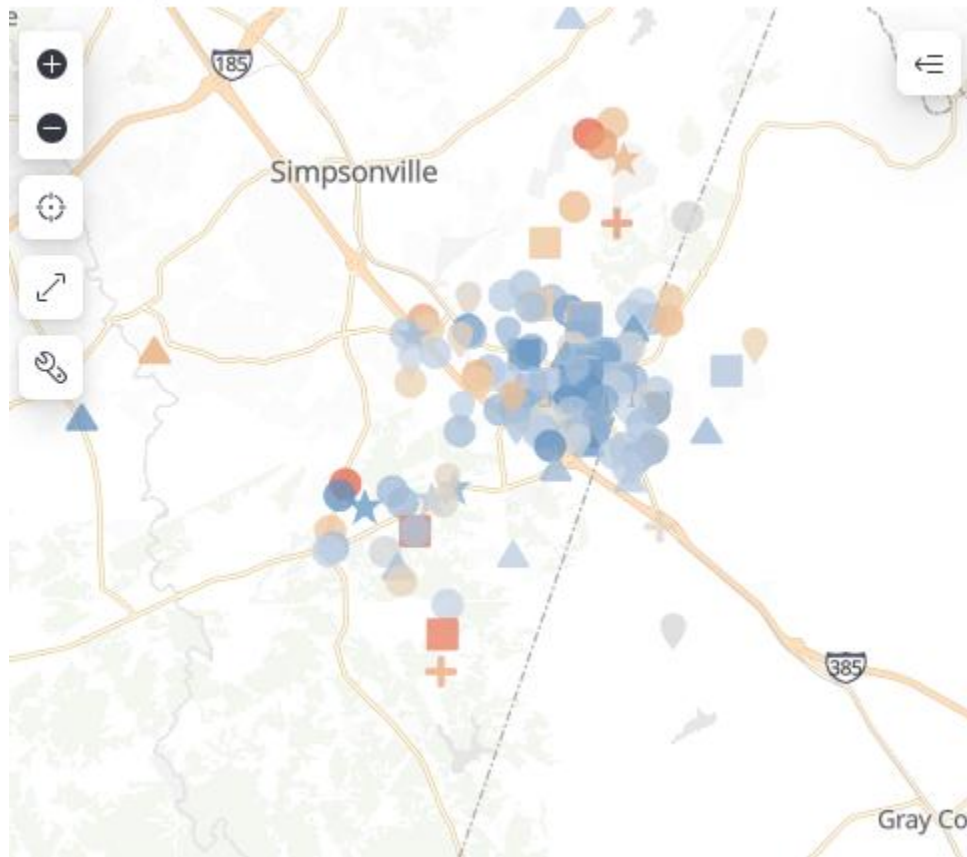
Professional Development and Community Outreach

Department members attended the Firefighters Association Fire Improvement Conference to support ongoing professional development. In addition, department leadership addressed a local Homeowners Association meeting to provide public information, answer questions, and strengthen community relations.

Operational

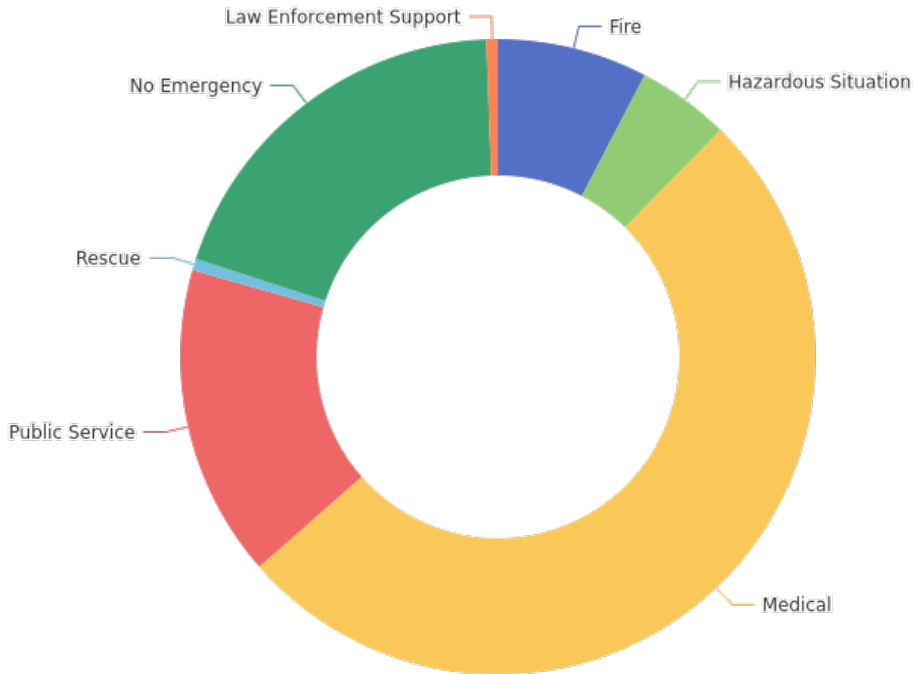
- Inspections Completed: 37
- Overlapping Incidents: 48
- Total Calls for Service 188

Incident Response





FDR-IR: Incident Count by Primary Incident Type



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT TYPE	COUNT	PERCENT OF TOTAL
Fire	13	7.65%
Fire - Outside Fire - Construction Waste	1	0.59%
Fire - Outside Fire - Other Outside Fire	2	1.18%
Fire - Outside Fire - Vegetation / Grass Fire	5	2.94%
Fire - Outside Fire - Wildfire - Wildland	2	1.18%
Fire - Structure Fire - Structural Involvement	2	1.18%

FDR-IR: Incident Count by Primary Incident Type

Fountain Inn FD
Address: 200 N Main St, Fountain Inn, SC, 29644



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT TYPE	COUNT	PERCENT OF TOTAL
Fire - Structure Fire - Chimney Fire	1	0.59%
Hazardous Situation	8	4.71%
Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	1	0.59%
Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	5	2.94%
Hazardous Situation - Investigation - Odor	1	0.59%
Hazardous Situation - Investigation - Smoke Investigation	1	0.59%
Medical	87	51.18%
Medical - Illness - Allergic Reaction / Stings	1	0.59%
Medical - Illness - Back Pain (Non-Trauma)	2	1.18%
Medical - Illness - Breathing Problems	10	5.88%
Medical - Illness - Cardiac Arrest	2	1.18%
Medical - Illness - Chest Pain (Non-Trauma)	11	6.47%
Medical - Illness - Diabetic Problems	1	0.59%
Medical - Illness - Heart Problems	2	1.18%
Medical - Illness - Psychological Behavior Issues	1	0.59%
Medical - Illness - Sick Case	13	7.65%
Medical - Illness - Stroke / CVA	2	1.18%
Medical - Illness - Unconscious Victim	2	1.18%

FDR-IR: Incident Count by Primary Incident Type

Fountain Inn FD
Address: 200 N Main St, Fountain Inn, SC, 29644



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT TYPE	COUNT	PERCENT OF TOTAL
Medical - Illness - Altered Mental Status	1	0.59%
Medical - Illness - Nausea / Vomiting	1	0.59%
Medical - Illness - Unknown Problem	2	1.18%
Medical - Illness - No Appropriate Choice	5	2.94%
Medical - Injury / Trauma - Assault	2	1.18%
Medical - Injury / Trauma - Fall	16	9.41%
Medical - Injury / Trauma - Motor Vehicle Collision	10	5.88%
Medical - Injury / Trauma - Hemorrhage / Laceration	2	1.18%
Medical - Other - Medical Alarm	1	0.59%
Public Service	27	15.88%
Public Service - Citizen Assist - Citizen Assist / Service Call	8	4.71%
Public Service - Citizen Assist - Lift Assist	16	9.41%
Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	1	0.59%
Public Service - Alarms (Non Medical) - CO Alarm	1	0.59%
Public Service - Other - Standby	1	0.59%
Rescue	1	0.59%
Rescue - Transportation (Land) - Train and Rail Collision / Derailment	1	0.59%
No Emergency	33	19.41%
No Emergency - False Alarm - Malfunctioning Alarm	3	1.76%

FDR-IR: Incident Count by Primary Incident Type

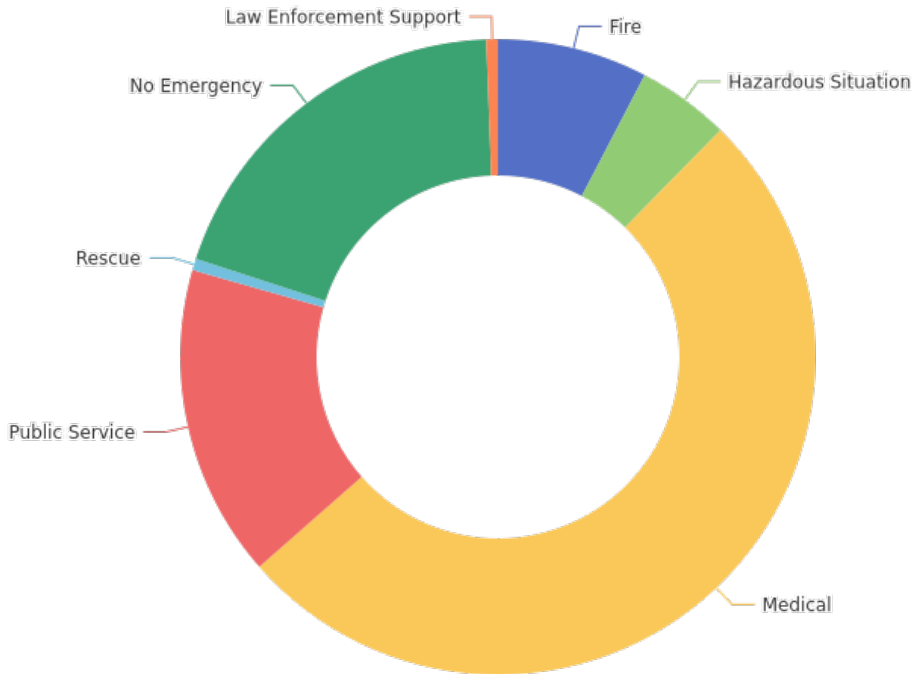
Fountain Inn FD
 Address: 200 N Main St, Fountain Inn, SC, 29644



PRIMARY INCIDENT GROUP / PRIMARY INCIDENT TYPE	COUNT	PERCENT OF TOTAL
No Emergency - False Alarm - Accidental Alarm	3	1.76%
No Emergency - False Alarm - Other False Call	4	2.35%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	4	2.35%
No Emergency - Good Intent - Investigate Hazardous Release (Nothing Found)	1	0.59%
No Emergency - Cancelled	18	10.59%
Law Enforcement Support	1	0.59%
Law Enforcement Support	1	0.59%
Total	170	100.00%



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Law Enforcement Support	1	0.59%
Total	170	100.00%



Police Department
February 2026 Monthly Report



2026 CITIZEN POLICE ACADEMY



Topics include:
 Criminal Investigations
 Traffic Enforcement
 K-9 Operations
 Community Outreach
 Victim Assistance
 Constitutional Law
 Officer Safety

**TUESDAY EVENINGS
 MARCH 24 - MAY 12
 6:00 - 8:00 PM**

FREE

**APPLY
TODAY**



The Fountain Inn Police Department's Citizen Police Academy (CPA) is a free, interactive community program designed to give residents a behind-the-scenes look at local law enforcement. Participants will learn how the department is structured, how officers are hired and trained, and how policing works in real-world situations through classroom instruction, demonstrations, and hands-on activities. The program fosters open communication, builds understanding, and strengthens relationships between the police department and the community. For more information, contact: Major Chad Richardson 864-531-0604



864-531-0644



WWW.FOUNTAININN.ORG



300 WALL STREET



5K SUPER HERO

FOR AUTISM

**April 18, 2026
8:30 AM**



Sponsored and hosted by the Fountain Inn Police Department. Proceeds support The Little White House!



REGISTER HERE



**START LINE LOCATED AT THE
FOUNTAIN INN FIRE DEPARTMENT**





Carolina Springs
Golf Course
1680 Scuffletown Rd



27th ANNUAL

Save the Date

GOLF TOURNAMENT

WEDNESDAY • MAY 20

FOUNTAIN INN POLICE DEPARTMENT PRESENTS

Proceeds benefit our Community Programs:

- Youth Summer Camp
- Senior Watch Program
- Citizen's Police Academy
- Neighborhood Watch Programs
- FIPD Santa Toy Drive



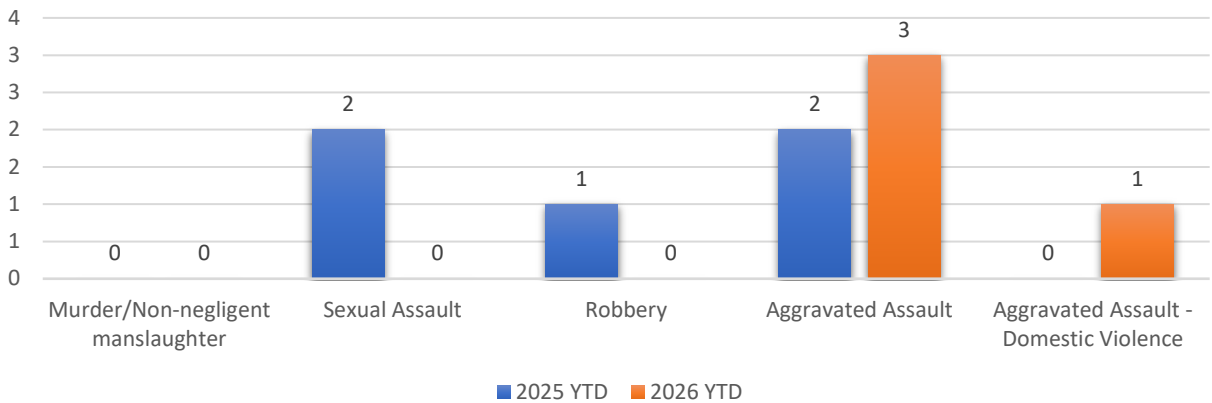
**Officer Brezeale Carrying
Flowers and Valentine Cards
to
Senior Watch Members**



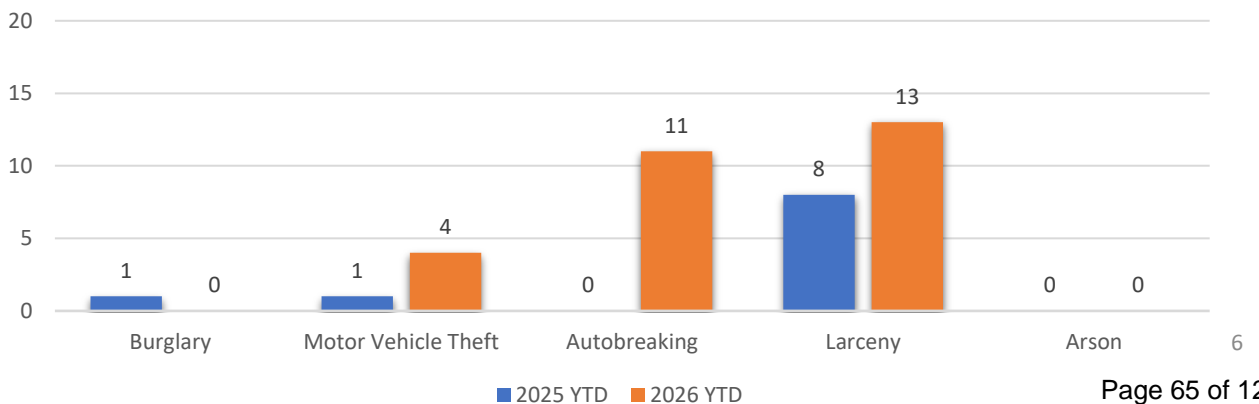
Violent Crime						
Crime Type	Feb 2025	Feb 2026	Difference	2025 YTD	2026 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	2	0	-2	2	0	-2
Robbery	1	0	-1	1	0	-1
Aggravated Assault	1	0	-1	2	3	1
Aggravated Assault - Domestic Violence	0	0	0	0	1	1
Total Violent Crime	4	0	-4	5	4	-1
Property Crime						
Crime Type	Feb 2025	Feb 2026	Difference	2025 YTD	2026 YTD	Difference
Burglary	1	0	-1	1	0	-1
Motor Vehicle Theft	0	1	1	1	4	3
Autobreaking	0	3	3	0	11	11
Larceny	5	7	2	8	13	5
Arson	0	0	0	0	0	0
Total Property Crime	6	11	5	10	28	18
Total Part I Crime	10	11	1	15	32	17

Unfounded Cases Removed / Source: VConnect

Violent Crime - 2025/2026 Comparison

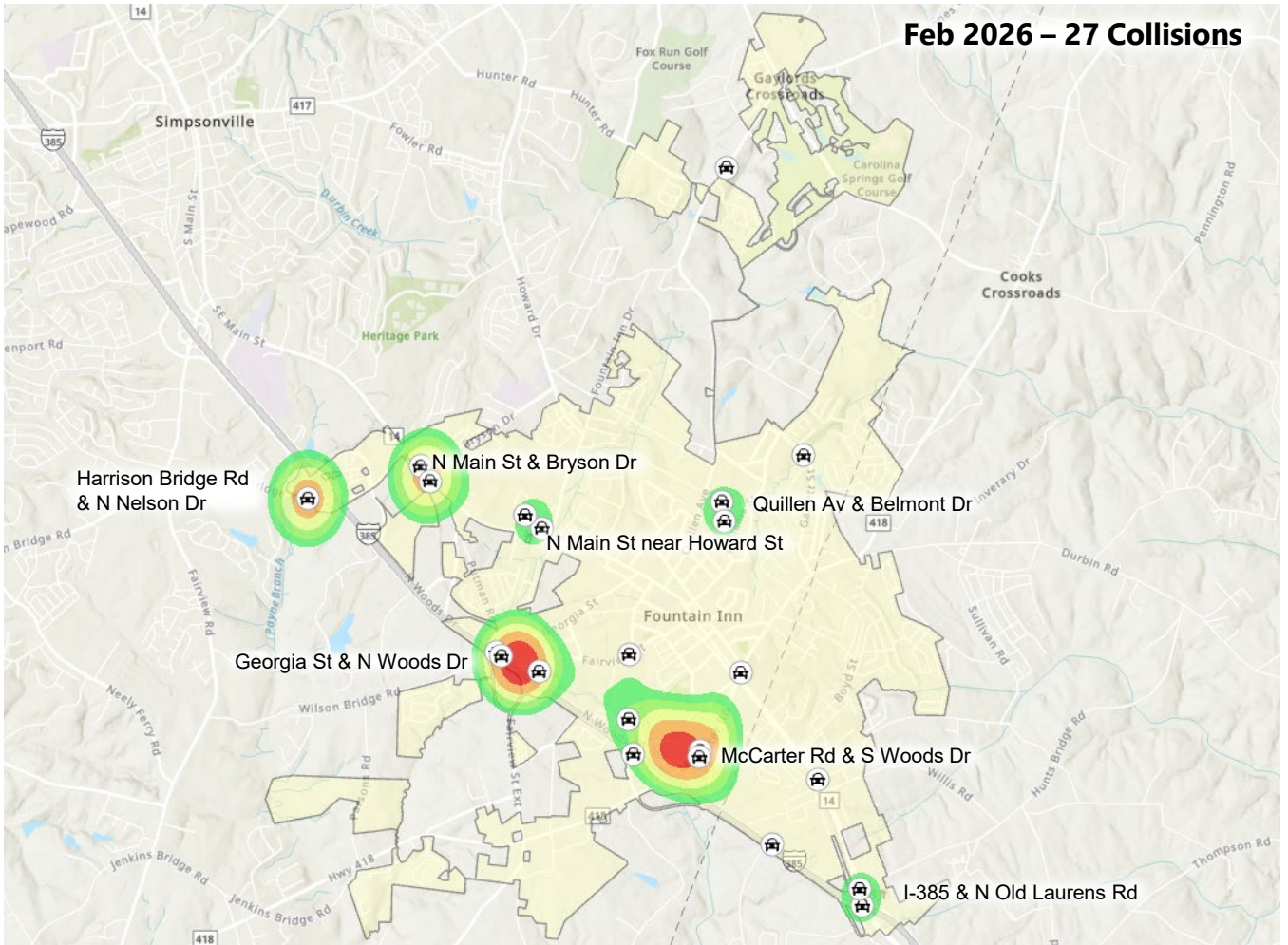


Property Crime - 2025/2026 Comparison

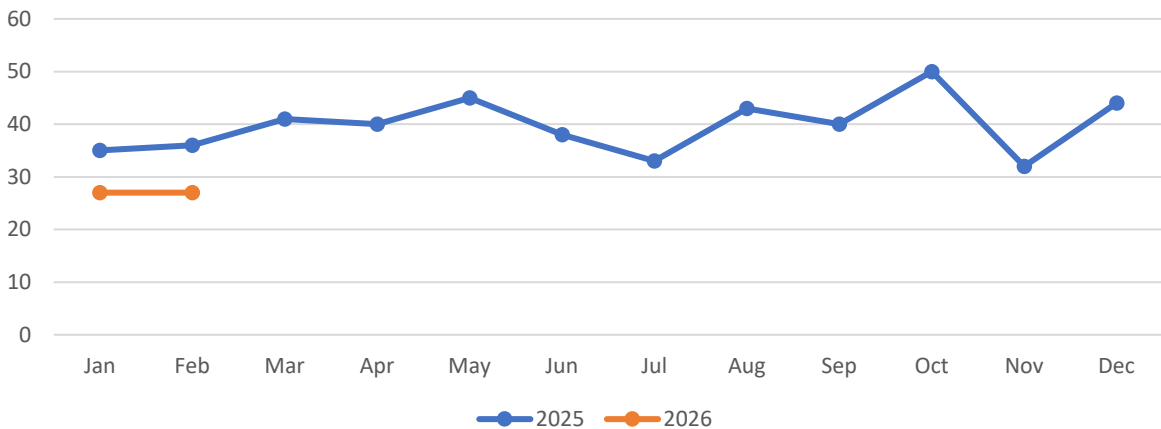




Collisions	Feb 2025	Feb 2026	Difference	YTD 2025	YTD 2026	Difference
Count	36	27	-9	71	54	-17



Collisions by Month - 2025/2026





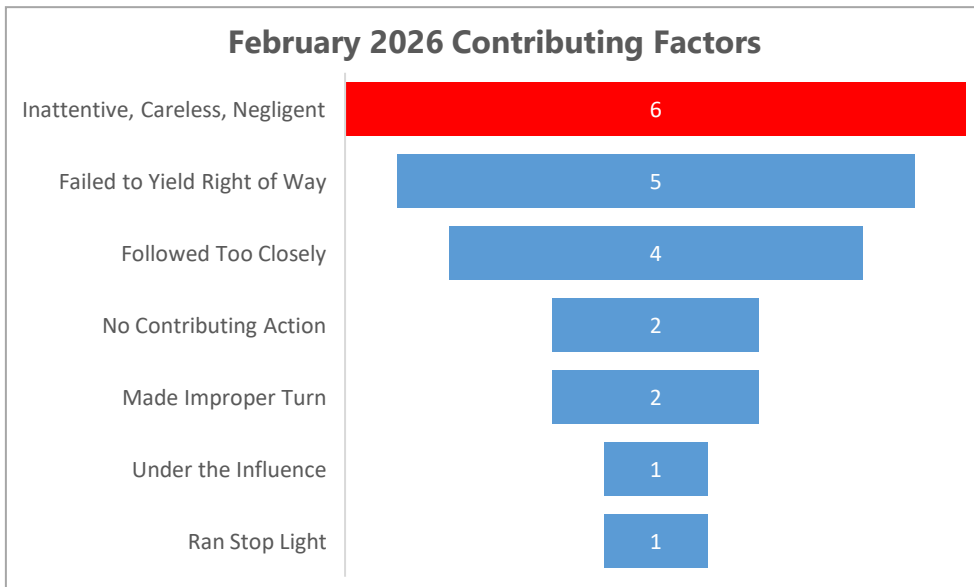
February 2026 Collisions by Day of Week and Hour								
Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
0200-0259		1						1
0700-0759		1		1	2			4
0900-0959		2						2
1300-1359	1					1		2
1400-1459		2	1		1	1		5
1500-1559		2	1		2	1		6
1600-1659		1			1			2
1700-1759				1	1			2
1800-1859		1					1	2
2200-2259				1				1
Grand Total	1	10	2	3	7	3	1	27

Hot Day for Collisions in February

Mondays – 10 collisions

Hot Hour for Collisions in February

1500-1559 – 6 collisions

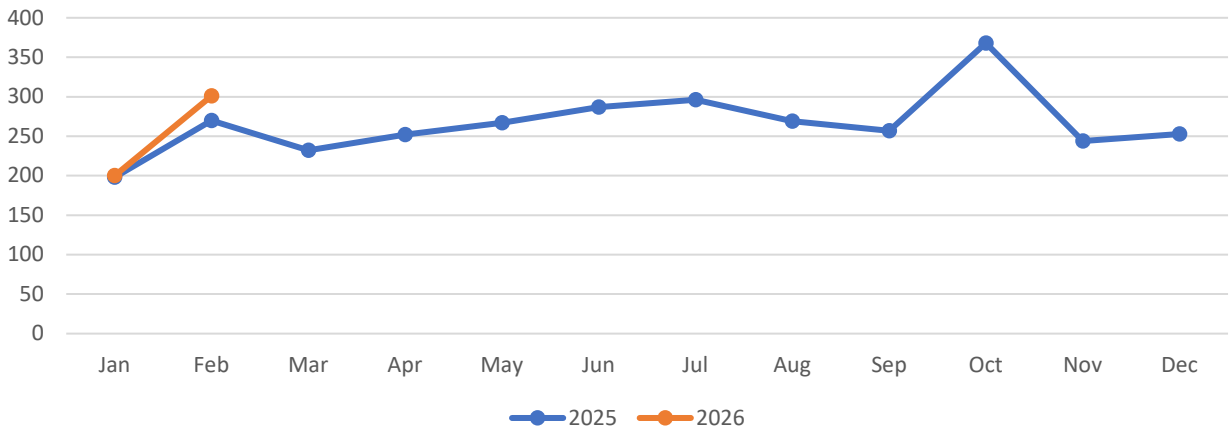


Does not include 6 private property collisions

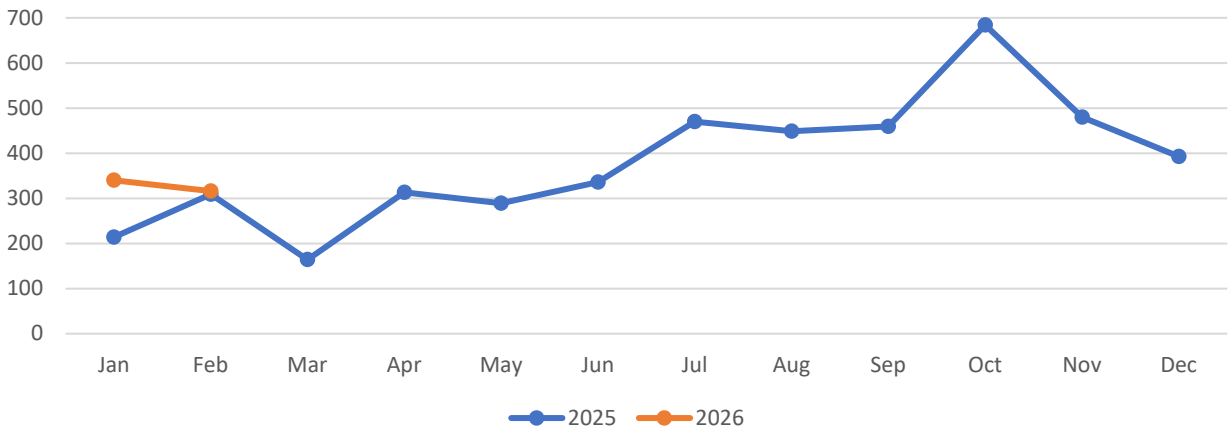


Contact Type	Feb 2025	Feb 2026	Difference	YTD 2025	YTD 2026	Difference
Citations	270	301	31	468	501	33
Warnings	309	316	7	523	656	133

Citation Comparison - 2025 - 2026



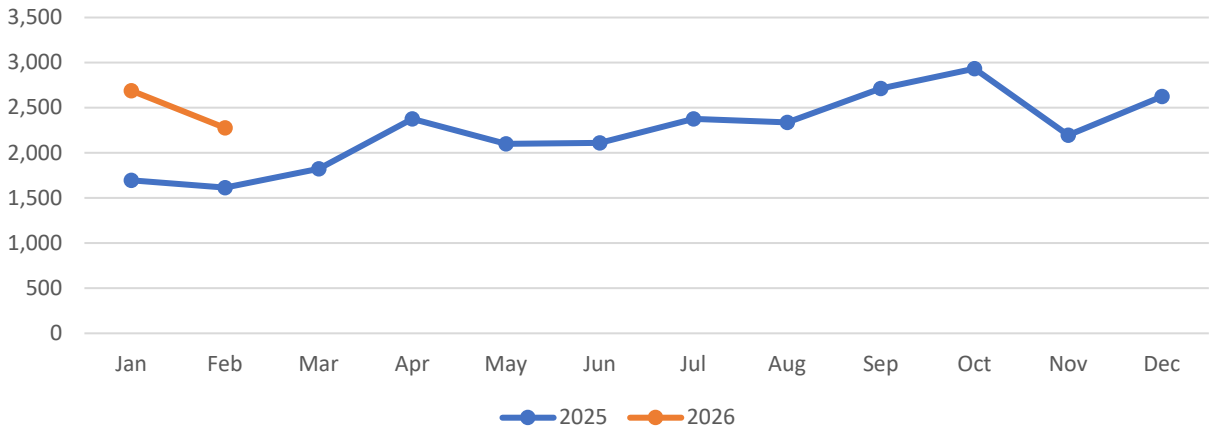
Warning Comparison - 2025 - 2026





CFS	Feb 2025	Feb 2026	Difference	YTD 2025	YTD 2026	Difference
Count	1,615	2,277	662	3,312	4,967	1,655

Calls for Service by Month - 2025/2026

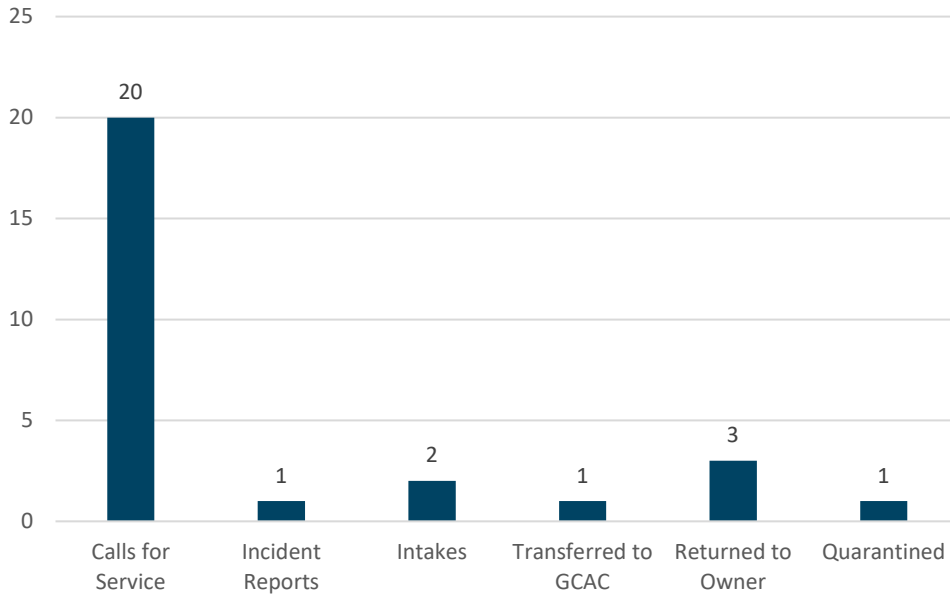


Communications Call Summary Report

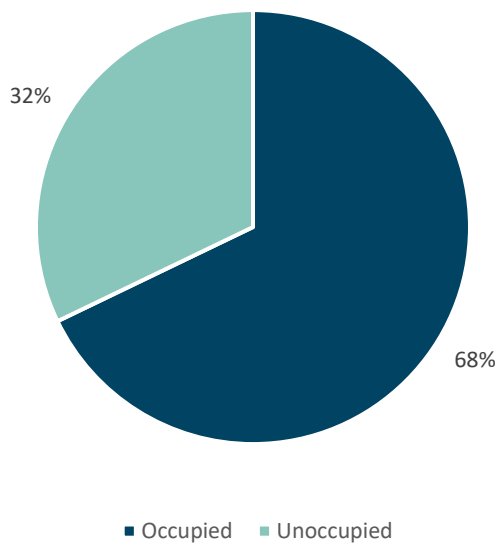
February Call Summary				
	Call Type	Feb 2025	Feb 2026	% Change
911	Inbound	383	359	-6.3%
	Administrative			
Administrative	Inbound	1,459	1,098	-24.7%
	Outbound	693	555	-19.9%



February 2026 Animal Control Activity



February 2026 Kennel Usage





City of Fountain Inn - Human Resources Monthly Report - February 2026

Home Department	January Headcount	February Hires / Transfers In	February Terms	February Transfers Out	February Headcount	DIVERSITY					
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	2	0	0	0	2	0	0	0	2	0	0
000412 / Judicial	5	0	0	0	5	0	1	0	4	0	0
000413 / Council	8	0	0	0	8	0	0	1	7	0	0
000414 / Community Relations	5	0	0	0	5	0	0	0	5	0	0
000416 / Finance	9	0	0	0	9	0	3	0	6	0	0
000417 / Human Resources	2	0	0	0	2	0	0	0	2	0	0
000421 / Police	44	0	0	0	44	0	2	5	36	0	1
000422 / Fire	32	0	0	0	32	0	1	2	29	0	0
000424 / Public Works	3	0	0	0	3	0	1	0	2	0	0
000425 / Planning & Development	4	0	0	0	4	0	0	0	4	0	0
000431 / Parks/Grounds Maintenance	8	0	0	0	8	0	1	0	7	0	0
000432 / Sanitation	8	0	0	0	8	0	3	0	5	0	0
000434 / Sewer	4	0	0	0	4	0	0	0	4	0	0
000451 / Recreation	26	0	0	0	26	0	8	1	17	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
Totals:	182	0	0	0	182	0	20	11	150	0	1

Recruitment Status for Open Positions - AS OF 02/28/2026

- 414 Community Relations:** Main Street Coordinator ; Contingent
- 421 Police:** Certified UPO (1) Vacancy; candidates in process
- 421 Police:** Community Police Officer (1) Vacancy; candidates in process
- 421 Police:** Police Records Technician (1) Vacancy; candidates in process
- 431 Sanitation:** CDL Drivers (3) Vacancy
- 434 Sewer/Stormwater:** Technician I-III (1) Vacancy

New Hires - For February	Department	Title
Owen Smith	Gas	Gas Tech I-III

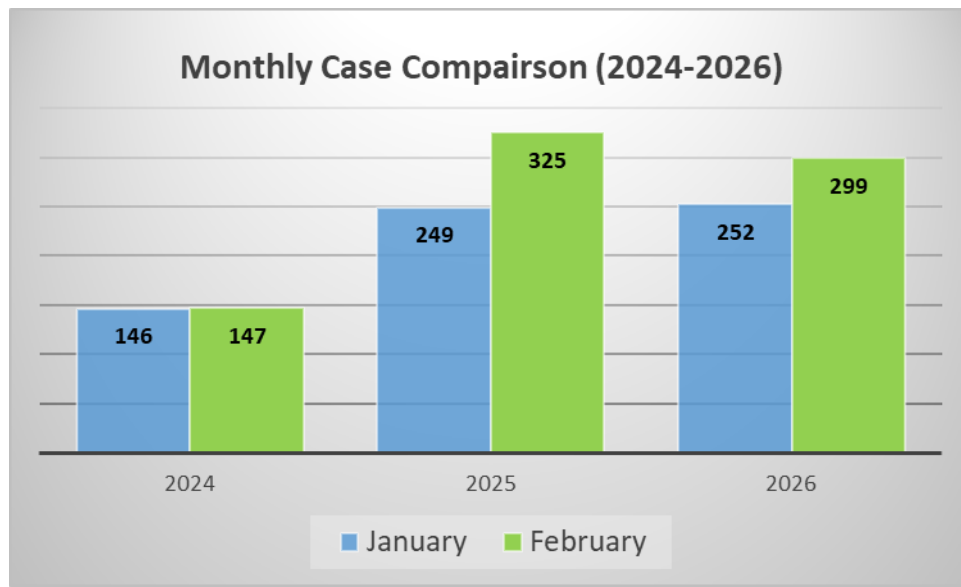
***Offers Accepted as of 02/28/2026**
CDL Driver - Screening in progress

Judicial Department Monthly Report

At- a-Glance Summary – February 2026

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS	YTD Totals
CASE TOTALS	24	275	299	551
TRANSFERRED CASES	7	3	10	43
DISPOSED CASES	3	35	38	54
PENDING CASES	14	237	251	454

DEPARTMENT HIGHLIGHTS



Current Projects:

- **Jury trials - First quarter of 2026**
 - 43 cases scheduled for this February session.
 - 20 cases continued to May 18, 2026.
 - 23 cases cleared.
 - 51 cases scheduled for May jury trial session.

Fountain Inn Natural Gas

TECHNOLOGY MILESTONE

Fountain Inn Natural Gas is implementing four new technology tools to modernize how we read meters, document construction, track assets and compliance, and monitor critical system pressures. These new systems will reduce manual paperwork, improve data accuracy, strengthen safety and compliance, and help staff respond faster to customer issues and operational alarms.

- What are we implementing?
 - **Temetra** – mobile meter reading and field workflow (Itron)
Temetra is a new mobile platform that replaces fragmented meter-reading steps and manual follow-up work. It allows our staff to capture meter reads, notes, and exceptions in one consistent workflow while in the field.
 - **Esri As-Building** – construction documentation and underground record capture.
Esri As-Building is a new construction capture process that records what we install as the work is completed. Instead of relying on hand drawings, paper markups, and later data entry, this workflow helps ensure installed materials, locations, and details are recorded quickly and accurately.
 - **GeoNAM** – asset management and compliance inspection tracking.
GeoNAM is a new asset management tool that connects our system map and asset records with inspection and maintenance tracking. It helps organize work such as leak surveys, valve inspections, regulator station checks, and other compliance-driven tasks.
 - **DeltaV SaaS SCADA** – secure system gas pressure and consumption monitoring, alarms, and remote visibility.
DeltaV SaaS SCADA is a new monitoring platform that provides secure, real-time visibility into key system conditions such as pressure and station performance. It also provides alarms that help staff respond quickly when something changes.

These new technology tools are practical investments in better field execution, better records, and faster response. They will help Fountain Inn Natural Gas operate more efficiently and safely while supporting long-term reliability for our customers.

GAS SUPPLY

- **February Gas Volume:** 163,219Dths.
- **February Consumption:** 10.2% higher than February 2025 and 22.5% higher than the 3-year average for February, making this our highest February consumption.
- **Natural Gas Pricing:**
 - **March Gas Price:** \$2.969 per Dekatherm
 - **Change from February:** a decrease of \$4.491 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

- **Customer Base:** Currently we serve 13,322 customers in total.
- Fountain Inn Natural Gas has partnered with *Utility Financial Solutions* to perform a comprehensive review of FING’s cost of service, rate structure, reserve funding, and meter charges. This analysis is intended to ensure that rates are properly aligned with the true cost of providing service, that adequate reserves are maintained for system reliability and growth, and that the utility is positioned to meet future capital, operational, and regulatory requirements in a financially responsible way. The study should be completed by early Spring.
- **System Improvement:** The planned 3 miles of 6” high pressure steel job to serve the North end of our system will start Spring of 2026.
- **Williams/Transco City Gate:**
FING and Williams have reached an agreement on the upgrade of the existing city gate. Estimated project cost \$2.3 million to \$3.1 million.
Williams has submitted the contract agreement for City’s review and approval.

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	0 ft.	2,295 ft.
NEW SERVICE LINES INSTALLED	91 SL; 4,076 ft.	134 SL; 6,687 ft.
AVERAGE HOURS OF EMPLOYEE TRAINING	0	Avg. 0 hrs./EE

SOUTH CAROLINA RESIDENCIAL GAS RATES

Rate Comparison Notice

Below are the names and rates of other natural gas providers in South Carolina for reference. Please note that each utility operates under a different rate structure, cost-recovery methodology, and set of fixed charges, which makes direct, one-to-one comparisons difficult. These figures are provided for general context only and should not be interpreted as equivalent or directly comparable rates.

SOUTH CAROLINA GAS RATE COMPARISONS					
January 2026 Gas Rates (January Consumption-February Billing)					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	EST.AVG. USAGE THERMS	TOTAL COST PER MONTH
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.01000	200.00	\$207.00
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.15375	200.00	\$240.00
CITY OF ORANGEBURG, SC	Residential	\$13.00	\$1.15371	200.00	\$243.74
CHESTER COUNTY, SC	Residential	\$6.50	\$1.28899	200.00	\$264.30
GREER CPW, SC	Residential	\$10.00	\$1.30498	200.00	\$271.00
FORT HILL NATURAL GAS, SC	Residential	\$10.75	\$1.38000	200.00	\$286.75
PIEDMONT, SC	Residential	\$10.00	\$1.54189	200.00	\$318.38
DOMINION, SC	Residential	\$10.90	\$1.61724	200.00	\$334.35
FOUNTAIN INN, SC	Residential	\$10.00	\$1.89500	200.00	\$389.00
GREENWOOD CPW, SC	Residential	\$10.00	\$1.94270	200.00	\$398.54
CLINTON-NEWBERRY, SC	Residential	\$18.00	\$1.97000	200.00	\$412.00
Laurens CPW*	Residential	\$11.00*	\$2.0100*	200.00	\$402.00*

* Estimated based on an acutal gas bill

A. Zoning Ordinance & Land Development Regulations Rewrite

- The UDO Ordinance passed on February 12th, 2026. The UDO has been posted on the city website at <https://www.fountaininn.org/460/Zoning-Update>. Staff will be working to add hyperlinks to make the document easier to navigate.

B. Boards & Commissions

Planning Commission (February 19th)

- AXZ-2026-02
Request: Annexation
TMS: 0554010100900, 0554010100902, 0554020100409, 0555010102301
Location: Generally located between White Drive, East Georgia Road, and Lee Vaughn Road
Requested Zoning: FRD, Flexible Review District
Vote: 3-3, no recommendation to Council

Board of Zoning Appeals (March 5th)

- SE-2026-03
Request: Special Exception to permit a church
TMS: 0349000100300
Location: North Nelson Drive
Current Zoning: C-2, Commercial
Vote: 5-0, Approved

C. Code Enforcement

- With the adoption of the UDO, code enforcement is working on education materials to help residents and businesses with certain code changes.

BUILDING AND CODES

INSPECTIONS	FEBRUARY	JANUARY
TOTAL INSPECTIONS	571	486
PERMITS ISSUED	71	79
SUBMITTED PERMITS	81	104
NEW SINGLE FAMILY	45	72
NEW MULTI-FAMILY (UNITS)	0	0
NEW COMMERCIAL	3	0
CERTIFICATES OF OCCUPANCY-ISSUED	24	26
REMODEL/ADD. RESIDENTIAL	6	1
REMODEL/ADD. COMMERCIAL	1	4
SIGN/ROOFING/SOLAR/MISC TRADE	26	26
COMMERCIAL PLAN REVIEWS	9	5
RESIDENTIAL PLAN REVIEWS	51	84

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	FEBRUARY	JANUARY
VEHICLES/OTHER	4	4
BUILDING – UNSAFE CONDITIONS	0	0
PROPERTY MAINTENANCE	11	10
TOTAL COMPLAINTS	15	14

FINANCIAL SUMMARY

FINANCIAL STATISTICS	FEBRUARY	JANUARY
TOTAL VALUATION	\$14,926,893	\$17,762,637
TOTAL PERMIT FEES COLLECTED	\$57,931.50	\$77,141
TOTAL PLAN REVIEW REVENUE	\$28,480	\$38,050

Opening Day: Fountain Inn Recreation's 2026 Opening Day will take place on March 28, 2026, from 9:00 a.m. to 2:00 p.m. This event serves as the official kickoff to the recreation baseball and softball season and is designed to celebrate participants, engage families, and strengthen community involvement. With over 500 players and 40+ coaches involved this year, we are excited to celebrate with the community!

The event will include a variety of family-friendly activities, including inflatable attractions, face painting, and baseball/softball games scheduled throughout the day featuring our youth teams. These activities provide opportunities for players, coaches, and families to gather in a fun and welcoming environment while highlighting the City's youth sports programs before the season kicks off!



OPENING DAY 2026
MARCH 28
EMANUEL SULLIVAN SPORTS COMPLEX

FUN FOR EVERYONE
Inflatables
Chick-fil-a
Face Painting
Balloon Artists
MB6 Foundation

BASEBALL & SOFTBALL GAMES ALL DAY
PLAN TO ARRIVE EARLY TO BE PREPARED FOR YOUR TEAM'S SCHEDULED TIMES

864-531-0644 | www.fountaininn.org | 700 Woodside Ave, Fountain Inn

Local vendors will be positioned along the sidewalks throughout the park. Each registered player and coach will receive an event packet containing vouchers redeemable at designated vendor locations. Parents and spectators will also have the opportunity to purchase items directly from vendors during the event.

Opening Day is intended to foster community engagement, support local vendors, and celebrate the start of the Fountain Inn Recreation Baseball and Softball season while providing a safe, organized, and enjoyable experience for all participants and attendees.

Upcoming Registrations: Adult Coed Softball registration opens April 30 and runs through May 31. The registration fee is \$350 per team. All games will be played at PD Terry City Park. Gather your team and get ready for a great season or come out and support the teams from the stands!

Events:

- 3/9 - **Digital Drop-In**
- 3/12 - **Nutrition** - TOPIC: "Sight Saving Strategies"
- 3/17 - **BINGO** - sponsored by Ryan Stroh with NHC Homecare - Laurens
- 3/19 - **Movin' & Groovin'**
- 3/24 - **Diabetes Support Group** - TOPIC: "Keeping Your Eyes Healthy" with Melissa Bales and PRISMA Health
- 3/26 - **Ask a CPT** (*Certified Personal Trainer*)
- 3/26 - **Birthday Celebration** - sponsored by Quillen Manor



ST. PATRICK'S DAY
BINGO

Feb. 17th

Games @ 11:00
Lunch @ 12:00

Sponsored by
Ryan Stroh
with NHC Homecare

* Irish Potato Bar *
\$3 donation



ARTS & CRAFTS GROUP

Fridays @ 9:30
in the CR

Bring your own
project and craft
together!



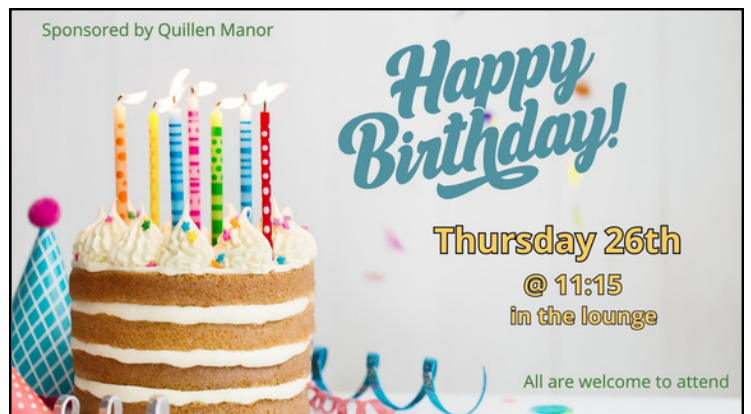
Fountain Inn Diabetes Support Group

Tuesday Mar 24th
@ 8:00 in CR

" Keeping Your Eyes Healthy "

Presented by
PRISMA Health
and
Melissa Bales

Healthy breakfast provided in the hallway



Sponsored by Quillen Manor

Happy Birthday!

Thursday 26th
@ 11:15
in the lounge

All are welcome to attend

City of Fountain Inn RESOLUTION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF FOUNTAIN INN

RESOLUTION 2026-03

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2026

WHEREAS, the City of Fountain Inn participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by Greenville County available for allocation by the City of Fountain Inn are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$78,640	\$26,755
Program Income	\$ 1,900	\$ 0
Total Estimate	\$80,540	\$26,755

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Fountain Inn have discussed and reviewed projects for which these funds should be allocated by Greenville County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Fountain Inn accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of \$26,755 or such other amount as may be received in HOME funds in the 2026 program year to be used for new construction or rehabilitation of property for homeownership or rental unit(s) available to low- and moderate-income households in Sanctified Hill, Woodside neighborhood, or in any scattered sites in the City of Fountain Inn.

CDBG funds in the projected amount of \$80,540 or such other amount as may be received in the 2026 program year to be used on the following activities: the amount of \$10,000 may be used for public service activities, \$5,000 for Façade improvement; \$63,640 for facility/infrastructure improvement cost; or any other eligible activity as may be needed in the City

of Fountain Inn. ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Fountain Inn on this _____ day of _____ 2026.

Attest:

George Patrick McLeer, Jr., Mayor

Elizabeth Adams, City Clerk

Reviewed:

Shawn Bell, City Administrator



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

March 12, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: March 12, 2026

Ordinance/Resolution Caption: Ordinance 2026-03

An ordinance confirming, ratifying, and approving acceptance of the dedication of Parsons Street and any associated rights of way and easements; and providing for related matters.

Summary Background:

Civil Action No. 2024-CP-23-00002 was commenced by and among various parties to determine the ownership, dominion, and/or control of Parsons Street. As a result of the parties' good faith efforts, the Civil Action has been resolved and dismissed. As part of the resolution of Civil Action, the parties have determined to confirm the dedication of Parsons Street as a public way, as indicated in a Statement of Ownership filed on January 16, 2026.

Impact If Approved:

The City of Fountain Inn confirms, ratifies, and approves the acceptance of Parsons Street, which is placed into the City's street inventory.

The City has sole discretion to make whatever future changes and/or improvements it deems appropriate, as Parsons Street is a City way for public use.

Financial Impact:

N/A

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE NO-2026-03**

**CONFIRMING, RATIFYING, AND APPROVING ACCEPTANCE OF
THE DEDICATION OF PARSONS STREET AND ANY ASSOCIATED
RIGHTS OF WAY AND EASEMENTS; AND PROVIDING FOR
RELATED MATTERS.**

WHEREAS, Parsons Street is located in the City limits;

WHEREAS, Civil Action No. 2024-CP-23-00002, was commenced by and among various parties to determine ownership, dominion, and/or control of Parsons Street (“Civil Action”);

WHEREAS, as a result of the parties good faith efforts, the Civil Action has been resolved and dismissed;

WHEREAS, as part of the resolution of the Civil Action, the parties determined to confirm the dedication of Parsons Street as a public way as indicated on a Statement of Ownership, filed January 16, 2026, a copy of which is attached Exhibit A (“Statement of Ownership”);

WHEREAS, South Carolina Code Annotated section 5-7-30 authorizes municipalities to exercise powers in relation to roads and streets, as appears necessary and proper;

NOW THEREFORE, it is hereby ordained by the City Council of the City of Fountain Inn, South Carolina, duly assembled and with a quorum present, by majority vote, that:

1. The City hereby confirms, ratifies, and approves the acceptance of the dedication as indicated on the attached Statement of Ownership
2. By accepting such dedication, the City has sole discretion to make whatever future changes and/or improvements it deems appropriate as and if Parsons Street is a City way for public use, including, but not limited to, altering direction of traffic, prohibiting on-street parking, and/or determining appropriate signage, as well as changes to size and/or construction and construction materials that may be deemed appropriate;
3. Such road is placed in the City street inventory; and
4. The City Administrator is authorized to take whatever other and further action is the City Administrator deems appropriate to implement to intent of this Ordinance.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

Enacted: April [], 2026.

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.
Kozlarek Root Law LLC

First Reading: March [], 2026
Second Reading: / Final Approval: April [], 2026

EXHIBIT A
STATEMENT OF OWNERSHIP
[FILED JANUARY 16, 2026]



Timothy J. Manning

**STATEMENT OF OWNERSHIP AND CONSENT TO DEDICATE STREETS AND
ROADS TO THE CITY OF FOUNTAIN INN FOR PUBLIC USE**

**STATE OF SOUTH CAROLINA
CITY OF FOUNTAIN INN**

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned owners in fee simple of the real property described below, do hereby consent to and affirmatively dedicate said property to the City of Fountain Inn for public use as a municipal street.

We freely offer, grant, and dedicate to the general public and to the City of Fountain Inn, including the obligation to maintain, repair, and manage the dedicated area, the use and control of the street described below for public use:

All that certain piece, parcel, or tract of land lying and being situate in Greenville County, South Carolina, consisting of approximately 7,655 square feet, being shown, delineated, and identified as "REMAINING PORTION OF PARSONS STREET" on that certain Recombination Survey for City of Fountain Inn, prepared by Freeland & Associates, Inc., dated March 4, 2025 and last revised July 7, 2025, recorded August 7th, 2025 in Plat Book 1523 at Page 0068 in the Office of the Greenville County Register of Deeds, having the metes and bounds set forth in **Exhibit A** attached hereto and incorporated herein by reference.

This being a portion of the property conveyed to Katrin A. Owings by deed of Cecil Cox, dated October 17, 2005 and recorded in Book 2170 at page 1823 in the Office of the Greenville County Register of Deeds; also being a portion of the property conveyed to Donald Boyd Owings and Lorine Lee Owings as Trustees of the Owings Revocable Trust dated September 1, 2016 by deed of Donald Owings and Lorine Owings, dated September 1, 2016 and recorded September 21, 2016 in Book 2496 at Page 4013 in the Office of the Register of Deeds for Greenville County; also being a portion of the property conveyed to Judy O. Stewart and her late husband, Billy J. Stewart by deed of Thomas Henry Taylor and Gladys B. Taylor, dated March 12, 1979 and recorded in Deed Book 1098 at Page 426 in the Office of the Register of Deeds for Greenville County.

TMS No.: Portion of 0344000301401, 0344000301402, and 0344000301700

IN WITNESS WHEREOF, the undersigned owners have set their hands and seals this 23rd day of September, 2025.

Signed, Sealed and Delivered in the presence of:

[Signature]

Witness 1:

[Signature]

Witness 2:

GRANTOR:

[Signature]

Katrin A. Owings

STATE OF SOUTH CAROLINA)
)
COUNTY OF Greenville)

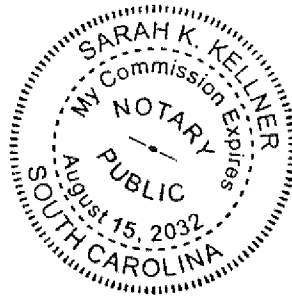
ACKNOWLEDGEMENT

PERSONALLY appeared before me Katrin A. Owings, the above signed grantor, who being first duly sworn, acknowledged her signature to the foregoing dedication document.

SWORN to before me this 23rd
day of September, 2025.

[Signature]

Notary Public for South Carolina
My Commission Expires: 8/15/2032



[Remaining signature on subsequent page.]

Signed, Sealed and Delivered in the presence of:

GRANTOR:

Madison Leatherwood

Witness 1:

Judy O Stewart
Judy O. Stewart

Sarah K Keller

Witness 2:

STATE OF SOUTH CAROLINA)
)
COUNTY OF Greenville)

ACKNOWLEDGEMENT

PERSONALLY appeared before me Judy O. Stewart, the above signed grantor, who being first duly sworn, acknowledged her signature to the foregoing dedication document.

SWORN to before me this 23rd
day of September, 2025.

Sarah K Keller

Notary Public for South Carolina

My Commission Expires: 8/15/2032

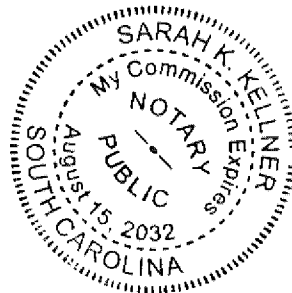


EXHIBIT A

BEGINNING at the northwestern corner of the within-described property at an IPF 3/4" Open Top on the easterly side of Craig Street, thence turning and running counterclockwise along a curve having a radius of 15.79 feet, an arc length of 11.57 feet, a chord length of 11.31 feet, chord bearing of S 65° 21' 45" E, and a delta of 41° 59' 39" to an IPS (5/8" rebar); thence turning and running therefrom S 77° 17' 59" E a distance of 36.08 feet to an IPS (5/8" rebar); thence turning and running therefrom S 76° 04' 07" E a distance of 49.5 feet to an IPS (5/8" rebar); thence turning and running therefrom S 73° 16' 49" E for a distance of 38.93 feet to an IPS (5/8" rebar); thence turning and running therefrom S 73° 15' 04" E for a distance of 47.84 feet to an IPS (5/8" rebar); thence turning and running therefrom S 74° 14' 15" E for a distance of 61.52 feet to an IPS (5/8" rebar); thence turning and running therefrom S 74° 14' 15" E for a distance of 41.82 feet to an IPS (5/8" rebar); thence turning and running therefrom S 75° 28' 52" E for a distance of 1.97 feet to an IPS (5/8" rebar); thence turning and running therefrom S 75° 28' 52" E for a distance of 33.33 feet to an IPS (5/8" rebar); thence turning and running therefrom S 74° 07' 40" E for a distance of 40.66 feet to an IPS (5/8" rebar); thence turning and running therefrom S 75° 52' 41" E for a distance of 27.64 feet to an IPS (5/8" rebar); thence turning and running therefrom S 75° 52' 41" E for a distance of 73.46 feet to an IPS (5/8" rebar); thence turning and running therefrom S 72° 27' 07" E for a distance of 8.00 feet to an IPS (5/8" rebar); thence turning and running therefrom S 72° 27' 07" E for a distance of 14.97 feet to an IPS (5/8" rebar); thence turning and running therefrom S 70° 23' 20" E for a distance of 16.42 feet to an IPS (5/8" rebar); thence turning and running therefrom S 74° 53' 15" E for a distance of 14.07 feet to an IPS (5/8" rebar); thence turning and running therefrom S 35° 43' 16" W for a distance of 8.36 feet to an IPS (5/8" rebar); thence turning and running therefrom S 17° 05' 42" W for a distance of 6.64 feet to an IPS (5/8" rebar); thence turning and running therefrom N 73° 53' 53" W for a distance of 20.13 feet to an IPS (5/8" rebar); thence turning and running therefrom N 74° 24' 48" W for a distance of 79.20 feet to an IPS (5/8" rebar); thence turning and running therefrom N 74° 13' 39" W for a distance of 24.16 feet to an IPS (5/8" rebar); thence turning and running therefrom N 77° 18' 36" W for a distance of 69.44 feet to an IPS (5/8" rebar); thence turning and running therefrom N 73° 38' 53" W for a distance of 69.44 feet to an IPS (5/8" rebar); thence turning and running therefrom N 77° 11' 08" W for a distance of 19.30 feet to an IPS (5/8" rebar); thence turning and running therefrom N 73° 45' 57" W for a distance of 31.31 feet to an IPS (5/8" rebar); thence turning and running therefrom N 73° 14' 27" W for a distance of 54.91 feet to an IPS (5/8" rebar); thence turning and running therefrom N 73° 14' 34" W for a distance of 47.29 feet to an IPS (5/8" rebar); thence turning and running therefrom N 74° 17' 15" W for a distance of 39.76 feet to an IPS (5/8" rebar); thence turning and running therefrom N 76° 04' 50" W for a distance of 49.27 feet to an IPS (5/8" rebar); thence turning and running therefrom N 79° 52' 05" W for a distance of 34.75 feet to an IPS (5/8" rebar); thence turning and running therefrom S 13° 14' 34" W for a distance of 1.67 feet to an IPS (5/8" rebar); thence turning and running counterclockwise along a curve having a radius of 12.71 feet, an arc length of 8.89 feet, a chord length of 8.71 feet, chord bearing of N 75° 51' 50" W, and a delta of 40° 03' 12" to an IPS (5/8" rebar); thence turning and running therefrom N 5° 24' 45" E for a distance of 20.16 feet to an IPS (5/8" rebar), said point BEING THE POINT OF BEGINNING.



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

March 12, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: March 12, 2026

Ordinance/Resolution Caption: Ordinance 2026-04

An ordinance disclaiming any right, title, interest, and/or control of “Cherry Street” along with any associated rights of way and/or easements; and providing for other related matters.

Summary Background:

The City of Fountain Inn has been approached by one or more landowners requesting that the City create and/or acknowledge the existence of “Cherry Street.” The City has investigated such claims and has been unable to determine whether the requested street was ever dedicated to the City and/or whether the City has ever accepted the dedication of the requested street as part of the City system of public ways.

Impact If Approved:

The City disclaims any right, title, interest, and/or control in or to “Cherry Street”; and confirms that the requested street is not part of the City system of public ways.

The City Administrator would be authorized to take appropriate further action to implement the intent of Ordinance 2026-04.

Financial Impact:

N/A

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE NO-2026-04**

**DISCLAIMING ANY RIGHT, TITLE, INTEREST, AND/OR CONTROL
OF “CHERRY STREET” ALONG WITH ANY ASSOCIATED RIGHTS OF
WAY AND/OR EASEMENTS; AND PROVIDING FOR RELATED
MATTERS.**

WHEREAS, the City of Fountain Inn, South Carolina (“City”) has been approached by one or more landowners requesting the City to create and/or acknowledge the existence of “Cherry Street,” depictions of the suggested location of which are attached as composite Exhibit A (“Requested Street”);

WHEREAS, the City has investigated such claims and has been unable to determine that the Requested Street was ever dedicated to the City and/or that the City has ever accepted the dedication of the Requested Street as part of the City system of public ways;

WHEREAS, the City intends to, and by this Ordinance does, disclaim any right, title, interest, and/or control in or to “Cherry Street” as more fully depicted on composite Exhibit A;

WHEREAS, South Carolina Code Annotated section 5-7-30 and section 5-7-260 authorizes municipalities to exercise powers in relation to roads and streets, as appears necessary and proper;

NOW THEREFORE, it is hereby ordained by the City Council of the City of Fountain Inn, South Carolina, duly assembled and with a quorum present, by majority vote, that:

1. The City intends to, and does, disclaim any right, title, interest, and/or control in or to the Requested Street as more fully depicted on composite Exhibit A;
2. The City confirms the Requested Street is not part the City system of public ways; and
3. The City Administrator is authorized to take whatever other and further action is the City Administrator deems appropriate to implement to intent of this Ordinance, including, but not limited to, for example, executing one or more quit claim deeds or other such similar document evincing no interest in the Requested Street in favor of the rightful owner of such areas as may be substantiated by sufficient evidence of ownership.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

Enacted: April 9, 2026.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

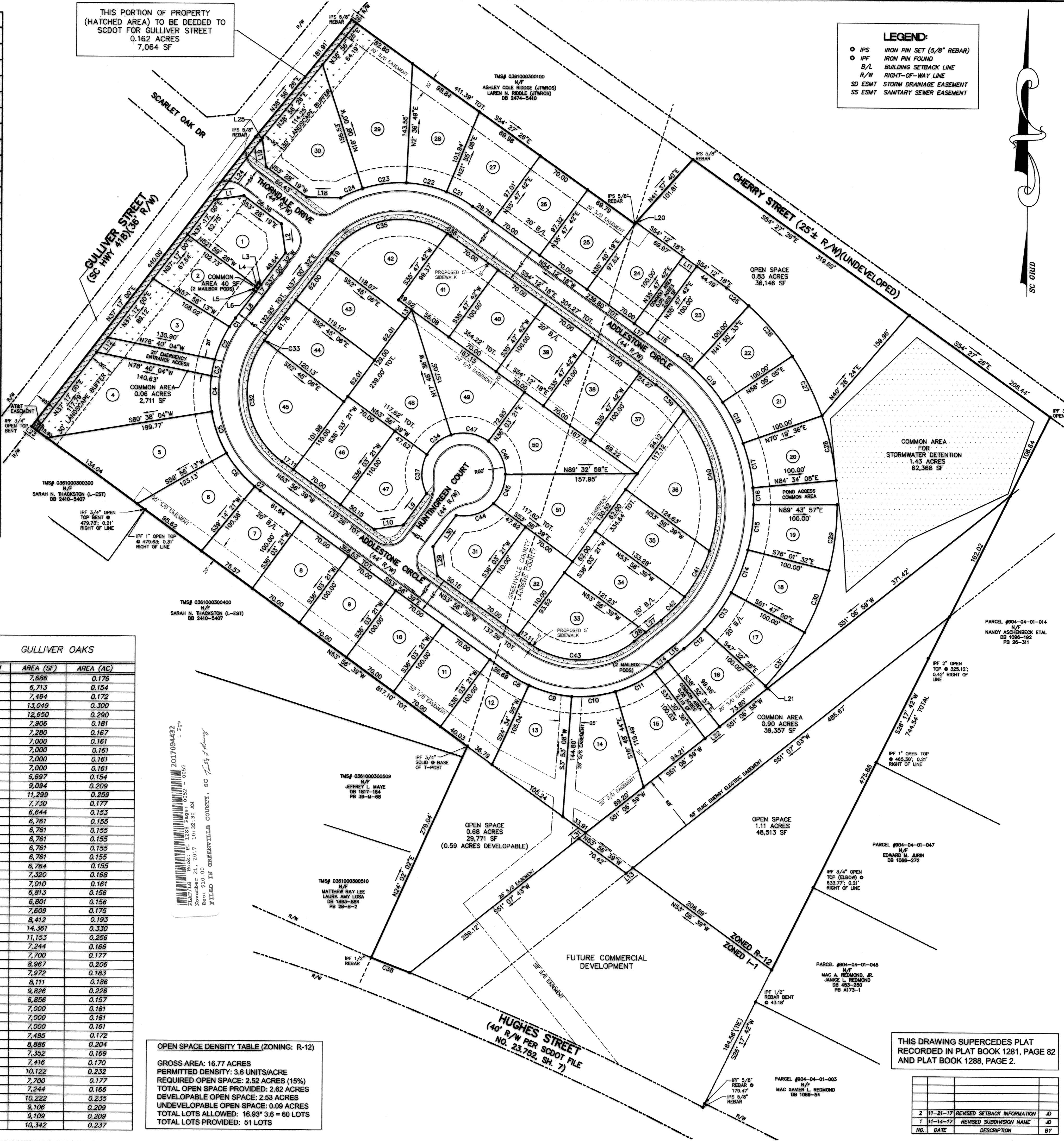
Michael E. Kozlarek, Esq.
Kozlarek Root Law LLC

First Reading: March 12, 2026
Second Reading: / Final Approval: April 9, 2026

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.77	147.00	4.98	S34°31'10"W	12.77
C2	43.09	147.00	16.80	S23°37'53"W	42.94
C3	20.02	147.00	7.80	S11°19'56"W	20.00
C4	43.09	147.00	16.80	S05°01'E	42.94
C5	53.10	147.00	20.70	S19°42'52"E	52.81
C6	53.10	147.00	20.70	S40°24'43"E	52.81
C7	8.17	147.00	3.18	S52°21'09"E	8.17
C8	29.43	147.00	11.47	S59°40'50"E	29.39
C9	53.10	147.00	20.70	S75°45'57"E	52.81
C10	53.10	147.00	20.70	N83°32'12"E	52.81
C11	53.10	147.00	20.70	N62°50'20"E	52.81
C12	33.52	222.00	8.65	N46°47'06"E	33.49
C13	55.18	222.00	14.24	N35°20'16"E	55.04
C14	55.18	222.00	14.24	N21°05'44"E	55.04
C15	55.18	222.00	14.24	N6°51'12"E	55.04
C16	20.01	222.00	5.16	N2°50'58"W	20.00
C17	55.18	222.00	14.24	N12°33'08"W	55.04
C18	55.18	222.00	14.24	N26°47'39"W	55.04
C19	55.18	222.00	14.24	N41°02'11"W	55.04
C20	23.43	222.00	6.05	N51°10'52"W	23.42
C21	35.80	147.00	13.88	N61°08'35"W	35.51
C22	49.53	147.00	19.31	N77°44'01"W	49.30
C23	53.23	147.00	20.75	S82°14'25"W	52.94
C24	28.83	147.00	11.24	S66°14'54"W	28.78
C25	33.99	322.00	6.05	N51°10'52"W	33.97
C26	80.05	315.61	14.53	N41°02'11"W	79.83
C27	80.04	322.00	14.24	N26°47'39"W	79.83
C28	80.04	322.00	14.24	N12°33'08"W	79.83
C29	80.04	322.00	14.24	N6°51'12"E	79.83
C30	80.04	322.00	14.24	N21°05'44"E	79.83
C31	80.04	322.00	14.24	N35°20'16"E	79.83
C32	163.26	103.00	90.82	S8°32'06"E	146.70
C33	0.24	103.00	0.13	S36°56'29"W	0.24
C34	38.39	50.00	44.00	S50°13'31"W	37.46
C35	154.61	103.00	86.00	S80°00'38"W	140.50
C36	5.00	103.00	2.78	N55°35'47"W	5.00
C37	48.93	50.00	56.07	S01°13'37"W	47.00
C38	49.42	1929.86	1.47	N68°51'24"W	49.41
C39	45.88	178.00	14.77	N46°49'14"W	45.76
C40	178.40	178.00	57.42	N10°43'26"W	171.03
C41	62.93	178.00	20.26	N28°06'58"E	62.80
C42	39.97	178.00	12.87	N44°40'38"E	39.89
C43	134.70	103.00	74.93	N88°35'32"E	125.30
C44	48.93	50.00	56.07	N71°55'05"E	47.00
C45	38.89	50.00	44.33	N21°43'01"E	37.73
C46	46.68	50.00	53.49	N27°11'50"W	45.01
C47	46.89	51.27	52.39	N80°51'38"W	45.27

Line Table		
Line #	Length	Direction
L1	35.59	N81°54'21"E
L2	35.21	S81°3'54"E
L3	4.00	N52°59'28"W
L4	5.00	S37°00'32"W
L5	5.00	S37°00'32"W
L6	4.00	S52°59'28"E
L7	10.00	S37°00'32"W
L8	40.50	S37°00'32"W
L9	46.91	S36°03'21"W
L10	35.36	S81°03'21"W
L11	20.00	S54°12'18"E
L12	349.53	N37°17'00"E
L13	10.36	S81°07'43"W
L14	16.51	N51°07'03"E
L15	24.79	N51°07'03"E
L16	44.49	S54°12'18"E
L17	20.00	N54°12'18"W
L18	40.76	N88°51'36"W
L19	35.04	N7°58'08"W
L20	2.39	N41°37'40"E
L21	3.67	N47°32'28"W
L22	22.40	S51°07'03"W
L23	7.00	N53°56'39"W
L24	299.72	N37°17'00"E
L25	3.79	N38°56'26"E
L26	7.01	S54°27'26"E
L27	23.36	S51°06'58"W
L28	17.92	S51°07'09"W
L29	35.36	N8°56'39"W
L30	46.91	N36°03'21"E
L31	10.36	S51°07'43"W

THIS PORTION OF PROPERTY (HATCHED AREA) TO BE DEED TO SCDOT FOR GULLIVER STREET 0.162 ACRES 7,064 SF

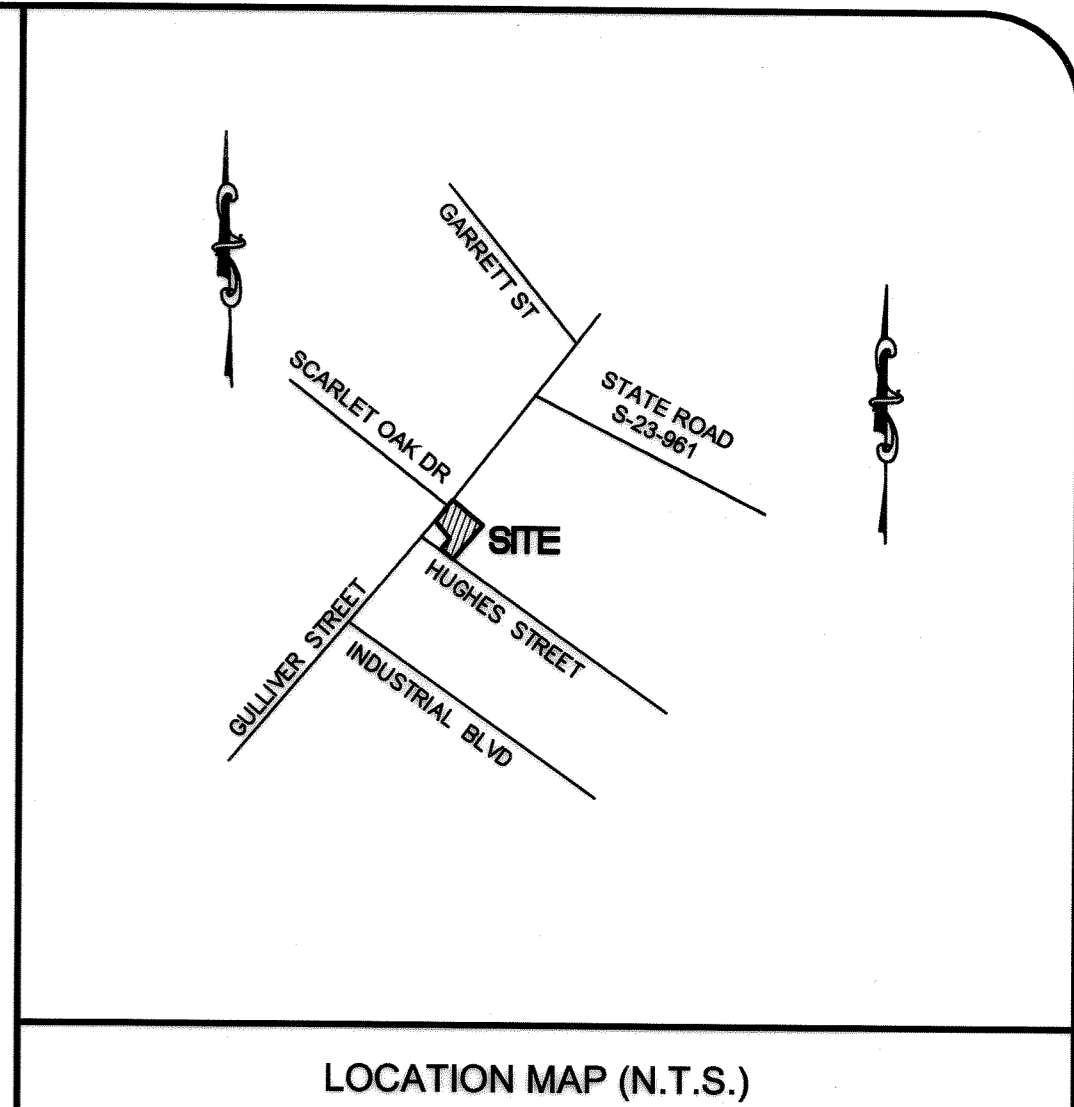


GULLIVER OAKS		
LOT#	AREA (SF)	AREA (AC)
1	7,686	0.176
2	6,713	0.154
3	7,494	0.172
4	13,049	0.300
5	12,650	0.290
6	7,906	0.181
7	7,280	0.167
8	7,000	0.161
9	7,000	0.161
10	7,000	0.161
11	7,000	0.161
12	6,697	0.154
13	9,094	0.209
14	11,299	0.259
15	7,730	0.177
16	6,644	0.153
17	6,761	0.155
18	6,761	0.155
19	6,761	0.155
20	6,761	0.155
21	6,761	0.155
22	6,764	0.155
23	7,320	0.168
24	7,010	0.161
25	6,813	0.156
26	6,801	0.156
27	7,609	0.175
28	8,412	0.193
29	14,361	0.330
30	11,153	0.256
31	7,244	0.166
32	7,700	0.177
33	8,967	0.206
34	7,972	0.183
35	8,111	0.186
36	9,826	0.226
37	6,856	0.157
38	7,000	0.161
39	7,000	0.161
40	7,000	0.161
41	7,495	0.172
42	8,886	0.204
43	7,352	0.169
44	7,416	0.170
45	10,122	0.232
46	7,700	0.177
47	7,244	0.166
48	10,222	0.235
49	9,106	0.209
50	9,109	0.209
51	10,342	0.237

OPEN SPACE DENSITY TABLE (ZONING: R-12)		
GROSS AREA:	16.77 ACRES	
PERMITTED DENSITY:	3.6 UNITS/ACRE	
REQUIRED OPEN SPACE:	2.52 ACRES (15%)	
TOTAL OPEN SPACE PROVIDED:	2.62 ACRES	
DEVELOPABLE OPEN SPACE:	2.53 ACRES	
UNDEVELOPABLE OPEN SPACE:	0.09 ACRES	
TOTAL LOTS ALLOWED:	16.93* 3.6 = 60 LOTS	
TOTAL LOTS PROVIDED:	51 LOTS	

NOTES:

- A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. (STORMWATER PERMIT #16-1128).
- ALL OPEN SPACE, DETENTION, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE GULLIVER OAKS HOMEOWNERS ASSOCIATION. THE CITY OF FOUNTAIN INN IS NOT RESPONSIBLE FOR AND DOES NOT OWN OR MAINTAIN OPEN SPACE, DETENTION, OR COMMON AREAS. OPEN SPACE IS PROTECTED BY A CONSERVATION EASEMENT AGREEMENT RECORDED WITH GREENVILLE COUNTY.
- SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAT.
- 5/8" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- EACH ROAD HAS A 44' RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN.
- SETBACKS ARE AS FOLLOWS: FRONT=20'; SIDE=5'; REAR=5'.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES, OR ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- TAX MAP NUMBER 0361000300200 AND 904-04-01-012.
- PROPERTY IS ZONED R-12 AND I-1.
- BEARINGS BASED ON "RTK" OBSERVATION OF USGS MONUMENTS "23-160" AND "30-001 AZ MK." NAD 83
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NFIP FIRM COMMUNITY PANEL NO. 45045C0808E AND PANEL NO. 45045C0504E, EFFECTIVE DATE: AUGUST 18, 2014.
- AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN THE GULLIVER OAKS SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN THE GULLIVER OAKS SUBDIVISION, AS SHOWN/FOUND ON THE APPROVED STORM WATER PLAN FOR THE GULLIVER OAKS SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY AGREEMENT INSTRUMENT #24951507-1513, DATED AUGUST 30, 2016. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
- GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

11/21/17 SIGNED: [Signature]

---/---/--- SIGNED: [Signature]

CERTIFICATE OF ACCURACY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN BOOK 1066, PAGE 778 AND BOOK 238, PAGE 587; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY SUBDIVISION REGULATIONS AS ADOPTED.

11-21-17 SIGNED: [Signature]

DATE: 11-21-17 LICENSED ENGINEER OR REGISTERED SURVEYOR S.C. REGISTRATION NO. 4781

FREELAND & ASSOCIATES, INC. No. C00450

PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 4781

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE COUNTY OF GREENVILLE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: 11/21/17 DIRECTOR OF PLANNING GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER

10-130 REVISED 2

GULLIVER OAKS

J. FRANCIS BUILDERS 101 LOVETT DRIVE GREENVILLE, SC 29607 864-288-4001

FREELAND & ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE, SC 29609 (864) 271-4924

OWNER: J. FRANCIS BUILDERS ENGINEER/SURVEYOR: FREELAND & ASSOCIATES, INC.

NO. OF ACRES: 16.77 MILES OF NEW ROAD: 0.40

NO. OF LOTS: 51 DATE: 6-9-17 REVISIONS: 11-14-17, 11-21-17

ZONED: R-12, I-1

THIS DRAWING SUPERCEDES PLAT RECORDED IN PLAT BOOK 1281, PAGE 82 AND PLAT BOOK 1288, PAGE 2.

NO.	DATE	DESCRIPTION	BY
2	11-21-17	REVISED SETBACK INFORMATION	JD
1	11-14-17	REVISED SUBDIVISION NAME	JD

1 inch = 60 ft. (IN FEET) 66306-FF



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

March 12, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: March 12, 2026

Ordinance/Resolution Caption: Ordinance 2026-05

An ordinance to amend the City of Fountain Inn’s Flood Damage Prevention Ordinance.

Summary Background:

The City’s Flood Damage Prevention Ordinance (Chapter 21) establishes standards designed to reduce the risk of loss of life, property damage, and public expenditures attributable to flooding. The ordinance incorporates applicable federal and state floodplain management requirements and enables the City of Fountain Inn to maintain eligibility and participation in the National Flood Insurance Program (NFIP). Its provisions apply to all FEMA-designated Special Flood Hazard Areas (SFHAs) within the municipal limits, including any areas that may be annexed.

The South Carolina Department of Natural Resources (SCDNR) has requested that the City insert the following into Section 21-11, “21-11. **Reasonably Safe from Flooding** - Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.”

Impact If Denied:

The City may forfeit eligibility to participate in the NFIP, thereby eliminating access to flood insurance, disaster relief, and certain state and federal assistance programs. Premiums for existing policyholders may increase. In addition, real estate transactions within Special Flood Hazard Areas (SFHAs) may be adversely affected, as lenders generally require flood insurance as a condition of loan closing, and new policies would be unavailable. Policyholders with expiring coverage may be unable to renew during any period of ineligibility, and prospective purchasers may be unable to obtain coverage. Although FEMA may continue to process existing claims, an extended lapse could constrain available funds and delay claim payments.

The City may also become ineligible for certain federal grant programs (e.g., the Hazard Mitigation Grant Program), face potential repayment obligations associated with active projects, and create compliance challenges for lenders subject to mandatory flood insurance purchase requirements.

Impact If Approved:

Approval will support the City’s continued participation in the National Flood Insurance Program (NFIP) and will ensure that residents and businesses retain uninterrupted access to federally backed flood insurance. This action will prevent coverage lapses, allow new and renewal policies to be issued without interruption, and enable FEMA to continue paying claims and providing flood mitigation assistance.

Financial Impact:

N/A

STATE OF SOUTH CAROLINA)
)
CITY OF FOUNTAIN INN)

ORDINANCE 2026-05

**AN ORDINANCE TO AMEND THE CITY OF FOUNTAIN INN FLOOD
DAMAGE PREVENTION ORDINANCE**

WHEREAS, the City adopted a Flood Damage Prevention Ordinance on August 9th, 2012 and renewed adopted of the Flood Damage Prevention Ordinance July 17th, 2014; and

WHEREAS, it is necessary that this Council update the Flood Damage Prevention Ordinance per the request of the South Carolina Department of Natural Resources; and

WHEREAS, the ordinance is required to be updated in order for the City to be compliant with the requirements of the Federal Emergency Management Agency (FEMA) the National Flood Insurance Program (NFIP); and

WHEREAS, City Council desires that the Flood Damage Prevention Ordinance be updated and to comply with the FEMA and NFIP requirements.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FOUNTAIN INN IN GREENVILLE AND LAURENS COUNTY, SOUTH CAROLINA,**
that the City of Fountain Inn Flood Damage Prevention Ordinance be amendment to insert the following into Section 21-11,

"21-11. **Reasonably Safe from Flooding-** Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding."

[Remainder of page intentionally left blank.]

Enacted: April 9, 2026.

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.
Kozlarek Root Law LLC

First Reading: March 12, 2026
Second Reading: / Final Approval: April 9, 2026



REQUEST FOR COUNCIL ACTION

City of Fountain Inn, South Carolina

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

March 12, 2026

Regular City Council Meeting

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

Agenda Date Requested: March 12, 2026

Ordinance/Resolution Caption: Ordinance 2026-06

An ordinance providing for the issuance and sale of a not exceeding seven million one hundred fifty thousand dollars (\$7,150,000) City of Fountain Inn, South Carolina Natural Gas System Revenue Bond, Series 2026; and other matters relating thereto.

Summary Background:

Natural gas enters the Fountain Inn Natural Gas (FING) system at a single point along Transco’s line called the “City Gate.” It was first constructed in 1954 and was designed to handle 5,176 Dth/day. FING exceeded this limit 10 times in 2008, but exceeded it 46 times in 2025. On January 31, 2026, FING burned 12,675 Dth, a 145% increase over design capacity. While some components have been upgraded over the decades, the FING City Gate remains largely original. Williams-Transco now requires a complete replacement of the City Gate. If it is not replaced, Transco will severely restrict FING's supply, reducing the gas available to the system, regardless of demand. The cost to replace the City Gate is approximately \$3,300,000.

When our region experiences sustained, intense cold temperatures, FING customers at the far ends of our service area are more susceptible to pressure decreases and service interruptions. To help alleviate these issues, in 2023, FING installed 1,750 feet of 6” plastic pipe inside a subdivision on the northern end, adding a direct feed to that side of the system. We also installed 1,100 feet of 8” plastic pipe across Durbin Creek along Jones Mill Road, tying two dead ends together to feed gas more directly to the North End. However, to reduce (if not eliminate) any pressure concerns during extreme low temperature weather events, FING must install approximately three miles of 6” high-pressure steel pipeline to connect the northern end of our service area, along with an additional regulator. The total cost of this project is \$1,200,000.

The remaining \$2,650,000 of the bond proceeds will be used for the installation of plastic pipe (gas mains, service lines, and meters) to serve new residential subdivisions and ongoing growth; additional system improvements to replace aging infrastructure and maintain safety and reliability; and costs associated with issuance.

Impact If Approved:

The City’s financial advisors will issue a request for proposals (RFP) to banks, with bids due in early April 2026. The planned three miles of 6” high-pressure steel project will commence in the Spring of 2026.

Financial Impact:

The interest rate and amortization schedule for the proposed revenue bond financing will not be known until bank bids are received.

ORDINANCE NO. 2026-06

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING SEVEN MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS (\$7,150,000) CITY OF FOUNTAIN INN, SOUTH CAROLINA NATURAL GAS SYSTEM REVENUE BOND, SERIES 2026; AND OTHER MATTERS RELATING THERETO.

SERIES ORDINANCE

Enacted April 9, 2026

TABLE OF CONTENTS

ARTICLE I FINDINGS OF FACT1
Section 1.1 Findings and Determinations.....1

ARTICLE II DEFINITIONS; AUTHORITY2
Section 2.1 Definitions.....2
Section 2.2 Authority for 2026 Series Ordinance.2

ARTICLE III USEFUL LIFE3
Section 3.1 Determination of the Useful Life of the System.3

ARTICLE IV AUTHORIZATION AND TERMS OF THE SERIES 2026 BOND3
Section 4.1 Authorization and Issuance of Series 2026 Bond.....3
Section 4.2 Creation of 2026 Debt Service Fund; No Debt Service Reserve Fund for Series 2026 Bond. 4
Section 4.3 Appointment of Registrar, Paying Agent and Trustee; Authentication.....4

ARTICLE V EXECUTION OF BONDS; NO RECOURSE4
Section 5.1 Execution.4
Section 5.2 No Recourse.....4

ARTICLE VI 2026 CONSTRUCTION FUND; APPLICATION OF PROCEEDS OF SERIES 2026 BOND5
Section 6.1 Creation of 2026 Construction Fund.5
Section 6.2 Use, Disposition and Investment of Series 2026 Bond Proceeds.....5

ARTICLE VII SALE AND AWARD OF SERIES 2026 BOND; RESTRICTED TRANSFER6
Section 7.1 Sale and Award of Series 2026 Bond.6
Section 7.2 Restricted Transfer.....6

ARTICLE VIII TAX AND SECURITIES LAWS COVENANTS; BANK QUALIFICATION6
Section 8.1 [].....6
Section 8.2 [].....6
Section 8.3 [].....7
Section 8.4 [].....7
Section 8.5 [].....7
Section 8.6 [].....7

ARTICLE IX MISCELLANEOUS.....7
Section 9.1 Severability.....7
Section 9.2 Headings Not Controlling.7
Section 9.3 Additional Documents and Other Actions.....7
Section 9.4 Notices.8
Section 9.5 Additional Provisions.8

Exhibit A Project DescriptionA-1
Exhibit B Form of Series 2026 Bond.....B-1
Exhibit C Form of RequisitionC-1

**BE IT ORDERED AND ORDAINED BY THE CITY OF FOUNTAIN INN, SOUTH CAROLINA,
IN COUNCIL ASSEMBLED AND BY THE AUTHORITY THEREOF:**

**ARTICLE I
FINDINGS OF FACT**

Section 1.1 Findings and Determinations.

As an incident to the enactment of this ordinance, and the issuance of the bond provided for herein, the City Council of the City of Fountain Inn (the “**City Council**”), the governing body of the City of Fountain Inn, South Carolina (the “**City**”), finds that the facts set forth in this Article I exist and the following statements are in all respects true and correct:

(a) The City has made general provision for the issuance from time to time of Natural Gas System Revenue Bonds (“**Bonds**”) of the City through the enactment of an ordinance entitled “AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NATURAL GAS SYSTEM REVENUE BONDS OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO” (“**Bond Ordinance**”) on November 13, 2008;

(b) The Bonds are payable solely from and secured by a pledge of the Gross Revenues (as defined in the Bond Ordinance) remaining after payment of costs of operation and maintenance of the natural gas system of the City (the “**System**”) and such pledge at all times and in all respects is superior to pledges made and given to secure other obligations payable from the revenues of the System;

(c) It is provided in and by the Bond Ordinance that, upon enactment of a “Series Ordinance” there may be issued one or more series of parity Bonds for the purpose of (i) obtaining funds for the expansion, improvement, repair and replacement of the System; (ii) providing funds for the payment of any bond anticipation note or notes that may have been issued in anticipation of the issuance and sale of Bonds; (iii) refunding Bonds or other obligations issued to provide land or facilities that are or are to become a part of the System or that are or were payable in whole or in part from revenues of the System, including any redemption premium related thereto; (iv) providing funds for the payment of interest due on such Bonds; (v) funding a debt service reserve fund established for the benefit of the holders of a particular Series of Bonds or restoring such funds to their required funding level; and (v) paying the cost of issuance of Bonds, including the cost of any credit enhancement therefor;

(d) Pursuant to the terms of the Bond Ordinance, the City has previously issued its \$3,465,000 Natural Gas System Revenue Bond, Series 2015, dated November 23, 2015 (“**Bonds Outstanding**”), the proceeds of which were used to (i) defray the costs the acquisition, construction, renovation, installation, furnishing and equipping of various capital improvements to the System and (ii) pay the costs of issuance of the Bonds Outstanding;

(e) The City Council has determined that it is in the best interests of the customers to undertake the further expansion, improvement, repair and replacement of the System, as more particularly described on Exhibit A hereto (collectively, “**Project**”); and

(f) By reason of the foregoing, the City has determined to enact this ordinance as a “Series Ordinance” in accordance with the terms and provisions of the Bond Ordinance in order to effect the issuance of a Series of Bonds on parity with the Bonds Outstanding in an amount not exceeding \$7,150,000; for the purpose of (i) defraying the costs of the Project and (ii) paying the cost of issuance of the Series of Bonds.

**ARTICLE II
DEFINITIONS; AUTHORITY**

Section 2.1 Definitions.

Unless the context shall clearly indicate some other meaning or another definition is provided for in this 2026 Series Ordinance, as defined below, (i) the terms defined in Section 2.02 of the Bond Ordinance shall have the meanings ascribed thereto therein for all purposes of this 2026 Series Ordinance and of any resolution, certificate, opinion, instrument or other document herein or therein mentioned and (ii) the following terms shall have the following respective meanings:

“Bond Counsel” shall mean an attorney or a firm of attorneys which is nationally recognized as being experienced in matters relating to the validity of, and the state and federal income tax treatment of interest on, obligations of states and their political subdivisions and whose opinions are generally accepted by purchasers of municipal bonds, as selected by the City.

“Bond Ordinance” shall mean the Ordinance entitled “AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NATURAL GAS SYSTEM REVENUE BONDS OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO” enacted November 13, 2008, by the City Council.

“Initial Expenditures” shall have the meaning given to such term in Section 8.2 hereof.

“Project” shall mean the projects identified on Exhibit A hereto.

“Qualified Investor” shall have the meaning given to such term in Section 7.2 hereof.

“Requisition” shall have the meaning given to such term in Section 6.1 hereof.

“Series 2026 Bond” shall mean the not exceeding \$7,150,000 in aggregate principal amount Natural Gas System Revenue Bond, Series 2026 of the City, authorized by this 2026 Series Ordinance.

“Trustee” shall mean U.S. Bank Trust Company, National Association, its successors and assigns.

“2026 Construction Fund” shall mean the Fund established pursuant to Section 6.1 hereof with respect to payments of the costs of the Project.

“2026 Debt Service Fund” shall mean the fund established with the Trustee pursuant to Section 4.2 hereof to provide for the payment of the principal of, premium, if any, and interest on the Series 2026 Bond.

“2026 Series Ordinance” shall mean this Series Ordinance.

Section 2.2 Authority for 2026 Series Ordinance.

This 2026 Series Ordinance is enacted pursuant to the provisions of the Bond Ordinance.

**ARTICLE III
USEFUL LIFE**

Section 3.1 Determination of the Useful Life of the System.

The period of usefulness of the System is hereby determined to be not less than forty (40) years from the date hereof.

**ARTICLE IV
AUTHORIZATION AND TERMS OF THE SERIES 2026 BOND**

Section 4.1 Authorization and Issuance of Series 2026 Bond.

(a) Pursuant to the provisions of the Enabling Act and the Bond Ordinance, City Council authorizes the issuance of Series 2026 Bond entitled to the benefits, protection and security of the provisions of the Bond Ordinance. The Series 2026 Bond shall be issued as a single bond in the denomination of not exceeding the principal amount thereof, be dated its date of delivery, as determined by the City Administrator, and designated "City of Fountain Inn, South Carolina, Natural Gas System Revenue Bond, Series 2026." The Series 2026 Bond shall not be issued in book-entry form.

(b) The Series 2026 Bond is issued for the purposes of providing funds to defray the costs of the Project and to pay the costs of issuance of the Series 2026 Bond pursuant to the terms of the Enabling Act.

(c) The principal amount of the Series 2026 Bond shall not exceed \$7,150,000.

(d) The Series 2026 Bond shall constitute a [Term] Bond under the Bond Ordinance and shall be on parity in all respects with all Bonds previously or hereafter issued thereunder, and shall be entitled to the same protections and benefits set forth therein.

(e) The Series 2026 Bond shall bear interest at the rate per annum (calculated on the basis of a 360-day year of twelve 30-day months) as named by the successful purchaser thereof and shall be payable as to interest semiannually on each [April 1] and [October 1] commencing [October 1, 2026]. Principal of the Series 2026 Bond will be payable in annual installments on each [October 1] in the years and principal amount as determined by the City Administrator. The final payment date of the Series 2026 Bond is expected to be not later than [October 1, 20[].]

(f) The Series 2026 Bond will be subject to redemption prior to maturity on such terms as determined by the City Administrator and agreed to by the successful purchaser thereof.

(g) The Series 2026 Bond is the sole instrument authorized hereby, and the City and the Trustee agree that no special numbering thereof shall be required.

(h) The Series 2026 Bond together with the Certificate of Authentication and Assignment to appear thereon, are to be in substantially the form attached hereto as Exhibit B, with necessary and appropriate variations, omissions and insertions as permitted or required by the Bond Ordinance or this 2026 Series Ordinance.

(i) Principal of and interest on the Series 2026 Bond shall be payable by check or draft mailed from the office of the Trustee to the person in whole name the Series 2026 Bond is registered at the close of business on the Record Date.

Section 4.2 Creation of 2026 Debt Service Fund; No Debt Service Reserve Fund for Series 2026 Bond.

(a) There is hereby authorized to be created a fund titled the “*2026 Debt Service Fund*” which shall be established to provide for the payment of the principal of, redemption premium, if any, and interest on the Series 2026 Bond as the same become due and for no other purpose. The City shall make deposits to the 2026 Debt Service Fund as prescribed by the Bond Ordinance. The 2026 Debt Service Fund shall be held in the complete custody and control of the Trustee, and withdrawals shall be made by the Trustee for the purposes provided in the Bond Ordinance.

(b) There is no Reserve Requirement for the Series 2026 Bond and there will be no Debt Service Reserve Fund established for the Series 2026 Bond.

Section 4.3 Appointment of Registrar, Paying Agent and Trustee; Authentication.

(a) U.S. Bank Trust Company, National Association is hereby appointed to act as Registrar, Paying Agent and Trustee under this 2026 Series Ordinance.

(b) The Series 2026 Bond shall be presented for authentication by the Trustee in the form attached as Exhibit B to this 2026 Series Ordinance.

(c) The Series 2026 Bond shall be presented for registration of transfers and exchanges, and notices and demands in respect of the Series 2026 Bond may be served upon the Trustee.

(d) In connection with any transfers of the Series 2026 Bond, the Trustee has no duty or obligation to confirm that the transfer restrictions set forth in Section 7.2 hereof are satisfied or whether or not such transferee is a Qualified Investor.

**ARTICLE V
EXECUTION OF BONDS; NO RECOURSE**

Section 5.1 Execution.

The Series 2026 Bond shall be executed on behalf of and in the name of the City by the Mayor and attested by the Clerk of the City or City Administrator and authenticated in accordance with the applicable provisions of the Bond Ordinance.

Section 5.2 No Recourse.

All covenants, stipulations, promises, agreements and obligations of the City contained in the Bond Ordinance or in this 2026 Series Ordinance shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not those of any officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal or redemption price of or interest on the Series 2026 Bond or for any claim based thereon or on the Bond Ordinance or on this 2026 Series Ordinance, either jointly or severally, against any officer or employee of the City or any person executing the Series 2026 Bond.

ARTICLE VI
2026 CONSTRUCTION FUND; APPLICATION OF PROCEEDS OF SERIES 2026 BOND

Section 6.1 Creation of 2026 Construction Fund.

There is hereby created a fund to be known as the “*2026 Construction Fund*.” There shall be paid into the 2026 Construction Fund the sums prescribed under Section 6.2 hereof. The 2026 Construction Fund shall be held and maintained by the Trustee.

Section 6.2 Use, Disposition and Investment of Series 2026 Bond Proceeds.

(a) On delivery of the Series 2026 Bond and receipt of the proceeds thereof, the proceeds of the Series 2026 Bond less those used to pay the costs of issuance of the Series 2026 Bond shall be deposited into the 2026 Construction Fund to be utilized to pay costs of the Project.

(b) Withdrawals from the 2026 Construction Fund may be made on delivery of a requisition in substantially the form attached hereto as Exhibit C (“*Requisition*”) executed by the City Administrator or the Finance Director or such other person that may be designated an authorized representative of the City in a written certificate executed by the City Administrator or the Mayor. Except as set forth in paragraph (e) below, the Trustee is authorized to disburse the moneys in the 2026 Construction Fund in accordance with the instruction set forth in the Requisition for the purpose of paying costs of the Project.

(c) In making any payment from the 2026 Construction Fund, the Trustee may rely on the directions and certifications of the City in each Requisition and the Trustee shall not have any liability with respect to making payments in accordance with the directions and certifications in each Requisition. The Trustee shall be liable only for its own negligent and willful misconduct.

(d) Promptly after the completion of the Project, the City shall deliver a written certificate to the Trustee directing the transfer of any remaining moneys held in the 2026 Construction Fund not needed to pay the costs of the Project to the 2026 Debt Service Fund and shall be used only to (i) pay the principal of, premium, if any, and interest on the Series 2026 Bond; or (ii) apply to other lawful purposes with respect to the System provided an Opinion of Bond Counsel is provided to the Trustee that such disposition will not jeopardize the tax status of interest on the Series 2026 Bond.

(e) Moneys in the 2026 Construction Fund shall be invested and reinvested in Authorized Investments at the written direction of the City. All earnings shall be added to and become a part of the 2026 Construction Fund. If the Trustee is not provided with written investment directions from the City such amounts shall be held uninvested in cash, without liability for interest. The Trustee shall be fully protected in relying on any such investment directions it receives as to the legality and the suitability of such directed investments and that such investments are Authorized Investments.

The City acknowledges that regulations of the Comptroller of the Currency grant the City the right to receive brokerage confirmations of security transactions as they occur. The City specifically waives such right to notification to the extent permitted by law and acknowledges that it will receive periodic transaction statements that will detail all investment transactions.

**ARTICLE VII
SALE AND AWARD OF SERIES 2026 BOND; RESTRICTED TRANSFER**

Section 7.1 Sale and Award of Series 2026 Bond.

The City Administrator is hereby authorized and directed (a) to either negotiate directly with one or more financial institutions for the sale of the Series 2026 Bond or distribute a request for proposals to one or more financial institutions, (b) to determine the final principal amount and maturity date of the Series 2026 Bond and (c) to accept the proposal from such financial institution that provides the most advantageous offer to the City, without further action required of the City Council. The City Administrator, on behalf of the City, is hereby authorized to execute the commitment letter or term sheet, as the case may be, of the successful purchaser, which terms thereof are consistent with Article IV hereof.

Section 7.2 Restricted Transfer.

The Series 2026 Bond may be sold or transferred by the initial purchaser only to purchasers who execute an investment letter delivered to the City ("*Qualified Investors*"), in form satisfactory to the City, containing certain representations, warranties and covenants as to the suitability of such purchasers to purchase and hold the Series 2026 Bond. Such restriction shall be set forth on the face of the Series 2026 Bond and shall be complied with by each transferee of the Series 2026 Bond.

**ARTICLE VIII
TAX AND SECURITIES LAWS COVENANTS; BANK QUALIFICATION**

Section 8.1 []

The City covenants that it will take no action (or fail to take any action) which will cause the interest on the Series 2026 Bond, if issued on a tax-exempt basis, to fail to be exempt from federal taxation under Section 103 of the Code, and to that end, among other requirements, the City will comply with the limitations set forth in Section 148 of the Code and applicable regulations of the United States Treasury Department promulgated thereunder so long as the Series 2026 Bond is outstanding.

Section 8.2 []

The City is authorized to and has paid or may pay for certain costs and expenditures relating to the Project from its general fund or the enterprise fund relating to the System, in an amount not exceeding \$[NTE], prior to the issuance of the Series 2026 Bond (collectively, "*Initial Expenditures*"). Such Initial Expenditures are (a) properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of "placed in service" under Treasury Regulation §1-150-2) under general federal income tax principles; or (b) certain de minimis or preliminary expenditures satisfying the requirements of Treasury Regulation §1.150-2(f).

The City may reimburse itself from the proceeds of the Series 2026 Bond for the Initial Expenditures. To the extent the City reimburses itself from the proceeds of the Series 2026 Bond, pursuant to Treasury Regulation §1.150-2, this 2026 Series Ordinance is an official declaration by the City of its intent with respect to the repayment of the Initial Expenditures incurred and paid on or after the date occurring 60 days prior to the date of adoption of this Ordinance, from the proceeds the Series 2026 Bond.

Section 8.3 []

The City further covenants to take all action necessary, including the payment of any rebate amount, to comply with Section 148(f) of the Code and applicable regulations of the United States Treasury Department promulgated thereunder for the Series 2026 Bond if issued on a tax-exempt basis.

Section 8.4 []

The City covenants to file IRS Form 8038-G at the time and in the place required therefor under the Code for Series 2026 Bond if issued on a tax-exempt basis.

Section 8.5 []

The City hereby covenants and agrees that it will comply with and carry out all of the requirements of Section 11-1-85 of the South Carolina Code. The only remedy for failure by the City to comply with the covenant in this Section 8.5 is an action for specific performance of the covenant. The City specifically reserves the right to amend or delete the covenant to reflect any change in (or repeal of) Section 11-1-85, without the consent of any holder of the Series 2026 Bond.

Section 8.6 []

The City reasonably expects that the aggregate principal amount of the Series 2026 Bond, together with the original principal amount of all other tax-exempt obligations of the City issued in calendar year 2026 will, in the aggregate, not exceed \$10 million. The Series 2026 Bond is hereby accordingly designated as “qualified tax-exempt obligations” in accordance with Section 265(b)(3)(B) of the Code.

**ARTICLE IX
MISCELLANEOUS**

Section 9.1 Severability.

If any one or more of the covenants or agreements provided in this 2026 Series Ordinance on the part of the City to be performed should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this 2026 Series Ordinance.

Section 9.2 Headings Not Controlling.

The Table of Contents and the Headings of the several Articles and Sections of this 2026 Series Ordinance have been prepared for convenience of reference only and shall not control, affect the meaning of, or be taken as an interpretation of any provision of this 2026 Series Ordinance.

Section 9.3 Additional Documents and Other Actions.

The Mayor, the City Administrator, the Finance Director and the City Clerk are fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2026 Bond in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she or they shall approve, is hereby fully authorized.

City Council hereby further authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City hereunder and under the Bond Ordinance and the Loan Agreement and to perform all other actions as they shall consider necessary or advisable in connection with the issuance of the Series 2026 Bond and the undertaking of the Project.

Section 9.4 Notices.

All notices, certificates or other communications hereunder or under the Bond Ordinance shall be sufficiently given and shall be deemed given when mailed by registered mail, postage prepaid addressed as follows:

If to the City: City of Fountain Inn, South Carolina
200 North Main Street
Fountain Inn, South Carolina 29644
Attention: City Administrator

If to the Trustee: U.S. Bank Trust Company, National Association
1441 Main Street, Suite 775
Columbia, South Carolina 29201
Attention: []

The City and the Trustee may, by notice given to the other parties, designate any further or different addresses to which subsequent notice, certificates or other communications shall be sent.

Section 9.5 Additional Provisions.

(a) *Extraordinary Expenses of Trustee.* The City shall pay the Trustee for any extraordinary services or expenses performed or incurred by the Trustee in connection with its duties hereunder or under the Bond Ordinance if notified in writing prior to the performance of those services or the incurring of those expenses and if the incurring of such services and expenses are approved in writing by the City.

(b) *Petition to Court by Trustee for Successor Upon Resignation.* If the Trustee resigns under Section 14.07 of the Bond Ordinance and no successor Trustee shall have been so appointed and accepted appointment within sixty (60) days of such resignation under Section 14.09 of the Bond Ordinance, the Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee until a successor shall have been appointed.

(c) *Trustee Reliance.* The Trustee shall have the right to accept and act upon instructions or directions pursuant to this 2026 Series Ordinance, or any other document reasonably relating to the Series 2026 Bond sent by the City by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that the City shall provide to the Trustee an incumbency certificate listing designated persons with the authority to provide such instructions and containing specimen signatures of such designated persons, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions and the risk of interception and misuse by third parties;

(ii) that it is fully informed of the protections and risks associated with the various methods of transmitting instructions to the Trustee and that there may be more secure methods of transmitting instructions than the method(s) selected by it and (iii) that the security procedures (if any) to be followed in connection with its transmission of instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances

[Signature Page Follows]

This Ordinance shall be effective on the date of final reading by Council.

DONE AND ADOPTED THIS _____ day of April, 2026

CITY OF FOUNTAIN INN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

First Reading: March 12, 2026
Second Reading: April 9, 2026

EXHIBIT A

PROJECT DESCRIPTION

The City will use the proceeds of the Series 2026 Bond to pay for expansions, improvements, repairs and replacements of the System including the following:

- construction of a new transfer point (meter station and pressure control regulator) between Fountain Inn Natural Gas (FING) and Williams-Transco;
- installation of approximately three miles of 6-inch high-pressure steel pipeline to the north end of the System and a pressure control regulator station to enhance gas supply and System reliability;
- installation of plastic pipe (gas mains, service lines, and meters) to serve new residential subdivisions and ongoing growth; and
- additional system improvements to be replace aging System infrastructure to maintain safety and reliability.

EXHIBIT B

FORM OF SERIES 2026 BOND

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
NATURAL GAS SYSTEM REVENUE BOND
SERIES 2026**

<u>ISSUE DATE</u>	<u>MATURITY DATE</u>	<u>INTEREST RATE</u>
[]	[]	[]%

The **CITY OF FOUNTAIN INN, SOUTH CAROLINA** (the “*City*”) acknowledges itself indebted and for value received hereby promises to pay, solely from the sources and as hereinafter provided, to [REGISTERED OWNER] or its registered assigns, the principal amount of [] DOLLARS AND 00/100 (\$[]) on the payment dates set forth below, unless this Bond shall have been redeemed prior thereto as hereinafter provided and to pay interest on such principal amount at the rate of set forth above (calculated on the basis of a 360-day year of twelve 30-day months), until the obligation of the City with respect to the payment of such principal amount shall be discharged. Interest on the Bond will be payable semiannually each [April 1] and [October 1] (each, a “*Bond Payment Date*”), commencing [October 1, 2026]. Principal of the Bond will be payable in annual installments on each October 1 in each of the years and in the amounts as follows:

<u>Year</u>	<u>Principal Amount</u>
-------------	-------------------------

†

†Final Maturity

The principal and interest so payable will be paid to the person in whose name this Bond is registered at the close of business on the 15th day of the month immediately preceding such Bond Payment Date (the “*Record Date*”).

The principal of this Bond and interest hereon shall be payable by check or draft mailed at the times provided herein from the office of U.S. Bank Trust Company, National Association, in Columbia, South Carolina (the “*Trustee*”), to the person in whose name this Bond is registered on the Record Date at the address shown on the registration books, provided that the final payment of principal of and interest on this Bond shall be made without presentment or surrender of the Bond. The principal of and interest on this Bond is payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

[This Bond shall be subject to redemption prior to maturity, at the option of the City at any time, as a whole or in part, at the redemption price of the principal amount thereof to be redeemed, together, in each case, with the interest accrued on the principal amount of the Bond to the date fixed for redemption.]

This Bond is issued pursuant to and in accordance with the Constitution and statutes of the State of South Carolina (the “**State**”), Title 6, Chapter 21, Code of Laws of South Carolina 1976, as amended, and a Bond Ordinance (the “**Bond Ordinance**”) duly enacted by the City Council on November 13, 2008, and a Series Ordinance (the “**Series Ordinance**”) duly enacted by the City Council on April 9, 2026 (the Bond Ordinance and the Series Ordinance are hereinafter together referred to as the “**Ordinances**”). Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinances. Certified copies of the Ordinances are on file in the office of the City Clerk and in the office of the Clerks of Court for Greenville County and Laurens County. This Bond is issued for the purpose of obtaining funds to defray the costs of the Project and to pay costs and expenses relating to the issuance of this Bond.

Both the principal of and interest on this Bond, as the same shall become due, are payable solely from the portion of Gross Revenues remaining after payment of the costs of operation and maintenance of the natural gas system of the City (the “**System**”). As security for the payment of the principal of and interest on this Bond, under the Bond Ordinance, the City has irrevocably pledged the portion of Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System. In order to further secure the payment of the principal of and interest due on the Bond, a statutory lien is placed on the System as provided and authorized by the Enabling Act.

The Bond shall not constitute an indebtedness of the City within the meaning of any provision, limitation or restriction of the Constitution or the laws of the State, other than those provisions authorizing indebtedness payable solely from a revenue-producing project not involving revenues from any tax or license; and the faith, credit and taxing power of the City are expressly not pledged therefor. The City is not obligated to pay this Bond, or the interest hereon, save and except from the portion of Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System.

The Bond Ordinance authorizes the issuance of additional Bonds secured by a pledge of the Gross Revenues of the System remaining after payment of the costs of operation and maintenance of the System which upon the issuance thereof will rank equally and be secured by the pledge of the portion of Gross Revenues remaining after payment of the costs of operation and maintenance of the System and a statutory lien on the System, all on a parity with the pledge and liens given to secure this Bond and Bonds currently outstanding.

The City has covenanted to continuously operate and maintain the System and fix and maintain such rates for the services and facilities furnished by the System as shall at all times be sufficient (a) to provide for the payment of the expenses of the administration and operation and such expenses for maintenance of the System as may be necessary to preserve the same in good repair and working order, (b) to provide for the punctual payment of the principal of and interest on this Bond and any additional Series of Bonds, (c) to maintain any debt service reserve fund as may be established for any Series of Bonds in the manner therein prescribed, (d) to build and maintain a reserve for depreciation of the System, for contingencies and for improvements, betterments and extensions to the System other than those necessary to maintain the same in good repair and working order, (e) to discharge all obligations imposed by the Enabling Act and the Ordinances, and (f) to provide for the punctual payment of the principal of and interest on all Junior Lien Bonds that may from time to time be Outstanding.

This Bond and the interest hereon are exempt from all State, county, school district, municipal and all other taxes or assessments of the State, except inheritance, estate, transfer or certain franchise taxes.

This Bond is transferable, as provided in the Bond Ordinance, only upon the registration books of the City kept for that purpose and maintained by the Registrar, by the Holder hereof in person or by his duly authorized attorney, upon (a) surrender of this Bond and an assignment with a written instrument of transfer duly executed in blank with signature guaranteed satisfactory to the Registrar, duly executed by the Holder hereof or his duly authorized attorney and (b) payment of the charges, if any, prescribed in the Bond Ordinance. Thereupon a new Bond in the principal amount then due and owing hereon but in all other respects identical hereto, shall be issued to the transferee in exchange therefor as provided in the Bond Ordinance. The City may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption price hereof and interest due hereon and for all other purposes.

For every exchange or transfer of this Bond, the City may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and statutes of the State to exist, be performed or happen precedent to or in the issuance of this Bond, exist, have been performed and have happened, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any limit prescribed by such Constitution or statutes.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the CITY OF FOUNTAIN INN, SOUTH CAROLINA, has caused this Bond to be signed by the Mayor of the City, its corporate seal to be impressed hereon, and the same to be attested by the City Clerk of the City.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

Mayor

[SEAL]

Attest:

By: _____
City Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is the issue described in the within mentioned Ordinances.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Registrar

By: _____

Date of Authentication: _____

The following abbreviations, when used in the inscription on the face of this bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants in entireties
JT TEN - as joint tenants with right of survivorship
and not as tenants in common

UNIF GIFT MIN ACT - _____
(Cust)

Custodian _____
(Minor)

under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used, though not in the above list.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (Social Security No. or other Identifying Number of Assignee _____) the within Bond of the City of Fountain, South Carolina, and does hereby irrevocably constitute and appoint _____ to transfer the within Bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: _____

Signature Guaranteed: _____

NOTICE: Signature must be guaranteed by an institution who is a participant in the Securities Transfer Agents Medallion Program ("**STAMP**") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT C

FORM OF REQUISITION

\$[]

City of Fountain Inn, South Carolina Natural Gas System Revenue Bond Series 2026

Requisition No.: _____

Total Requisition Amount: \$ _____

With regard to the Bond Ordinance enacted on November 13, 2008, and the Series Ordinance enacted on April 9, 2026 (collectively the “**Ordinance**”), by the City Council of the City of Fountain Inn, South Carolina (the “**City**”), authorizing the issuance of \$[] Natural Gas System Revenue Bond, Series 2026, of the City, the City hereby requests a withdrawal from the 2026 Construction Fund and the following information is submitted with respect to the costs of the Project (all as defined in the Ordinance) or the costs of issuance:

- (a) The amount to be paid: \$ _____
- (b) The nature or purpose of the obligation for which this payment is requested is: []
- (c) The name and address of the person, firm or corporation to whom such obligation is owed or to whom a reimbursable advance has been made and the manner of payment of such obligation or reimbursable advance: []
- (d) This obligation has been properly incurred and is a proper charge against the 2026 Construction Fund and has not been the basis of any previous withdrawal.
- (e) The City has not received notice of any mechanic’s, materialmen’s or other liens or right to liens or other obligations (other than those being contested in good faith) which should be satisfied or discharged before payment of such obligation is made.
- (f) This payment does not include any amount which is currently entitled to be retained under any holdbacks or retainages provided for in any agreement.

With respect to a cost of the Project, this obligation was incurred for work, material or supplies in connection with the acquisition, construction or installation of the Project, and such work was actually performed in a satisfactory manner, and such materials or supplies were actually used in or for such acquisition, construction or installation or delivered to the Project for that purpose in accordance with the approved plans and specifications.

Attached is the written bill, invoice or statement for all expenses for which the disbursement is requested from the party providing the items or services for which payment is to be made.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

By: _____
Authorized Representative

Dated: _____

