



Agenda

**Regular City Council Meeting
300 Wall Street, Fountain Inn, SC
Thursday, January 13, 2022 - 6:00 PM**

1. Call to Order - Mayor McLeer
2. Invocation - Mayor Pro Tempore Clemmer
3. Pledge of Allegiance
4. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
5. Recognitions
 - a. Anderson University
6. Consent Agenda - There will be no discussion of Consent Agenda items unless a Councilmember so requests in which event the item in question will be considered separately.
 - a. Approve December 1, 2021, Council Meeting Minutes and December 9, 2021 Special Called Council Meeting Minutes
7. City Administrator's Report - Shawn M. Bell
 - a. December Reports
8. Unfinished Business -
 - a. First Reading, AX 2021-5 Lafayette Avenue
9. New Business -
 - a. R 2022-1 - American Rescue Plan Act Revenue - Fiscal Year 2022
 - b. First Reading, Ordinance 2022-001 Truck Sign Ordinance

10. Appointments

- a. Appoint AJ Dearybury to the Board of Zoning Appeals

11. Executive Session -

- a. Discussion of negotiations incident to proposed contractual arrangements concerning property located at Greenville County Tax Map #0345000100600.

- b. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses related to Greenville County Tax Map # 0348000202000

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

12. Adjourn



Minutes

**Fountain Inn, South Carolina
Regular City Council Meeting
Councilmember Installation Service
300 Wall Street, Fountain Inn, SC
Wednesday, December 1, 2021 - 6:00 PM**

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting order.

Statement from Mayor McLeer:

Yesterday morning we learned that our team member, our family member, our friend, and our colleague Robert Singletary passed away unexpectedly. Robert had been with the City of Fountain Inn for over 13 years and served as our Sanitation Supervisor.

Robert was, as Lori Cooper phrased it to me this morning - the backbone of our Public Works Department. He knew every corner of our city, every piece of equipment in his department, and most importantly - he knew and loved his team.

But more than just being a member of our Public Works crew, Robert was a part of our Fountain Inn family. His easy smile, kind presence, and thoughtful approach made the daily operation of our city smoother and enjoyable.

Almost every story involving Robert includes one of two things - a joke, or a solution - and it always includes a smile. He always had a way of making us laugh, of helping us find the good no matter the situation. He also was a problem-solver, finding a way forward through complex situations and reminding us of the simple solutions.

He knew our citizens. If a call came in from a resident about an issue that needed his attention, Robert would almost always personally handle it and, in many cases, wind up friends with that resident.

I always thought of Robert as the definition of the "soft touch" that defines our small town charm. He epitomized what makes Fountain Inn great.

Robert loved God, his family, this community, and his nation.

Caroline, his wife, and their children, grandchild, and Robert's mother are in our prayers this day, and every day. Caroline told me today that his ability to charm had the same effect on her as it did all of us - Robert was easy to love.

We will miss Robert. We will miss his leadership. But we will not forget the legacy he has left on our community, nor the example he set for us all.

Robert's family will be receiving family and friends tomorrow, Thursday December 2 from 12:30 - 1:30pm at Cannon-Byrd Funeral home.

2. Invocation

City Attorney, David Holmes gave the invocation.

3. Pledge of Allegiance

4. Council Installation - Councilmember Ward 1 - Jason Sanders, Councilmember Ward 3 - Joey Garrett, and Councilmember Ward 5 - John Don

City Attorney, David Holmes administered the Oath of Office to the newly elected Councilmembers: Jason Sanders, Ward 1; Joey Garret, Ward 3; and John Don, Ward 5.

5. Appoint Mayor Pro Tempore

Motion by Councilmember Thomason to nominate Councilmember Clemmer as Mayor Pro Tempore, second by Councilmember Blackstone. The motion carried unanimously.

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.

Several members of the Shellstone Subdivision Community expressed their concerns to the Council concerning the annexation of the Shellstone Property. Their main concerns were about traffic.

Don Waller, 120 Shellstone Drive requested a delay in the annexation until the

developer can identify that he has adequate access to the property that does not involve Shellstone Subdivision.

7. Presentation

a. Kate Kizito - Main Street SC

Kate Kizito gave a presentation on the Municipal Associations Main Street, South Carolina initiative. She stated that Fountain Inn has moved from the "friend" level to "aspiring" level. The change gives Fountain Inn access to more resources, training, and grant opportunities, which is designed to help cities preserve, improve and invest in their community. There will be public input meetings scheduled in January.

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

a. Approve October, 28, 2021 Council Workshop and November 10, 2021 Regular Council Meeting Minutes

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to approve the October 28, 2021 Council Workshop and November 10, 2021 Regular Council Meeting Minutes. The motion carried unanimously 6/0.

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

a. November Reports

Shawn Bell updated Council on November events.

10. Unfinished Business -

a. Second Reading, Z 2021-2 S Woods Drive

Mr. Bell stated Z 2021-2 would rezone 10.9 acres on five parcels from S-1, Services District and I-1, Industrial District to C-2, Commercial District. The subject property is roughly bound by Interstate 385, SC-418, and S. Woods Drive. It is the former location of the Fountain Inn Frozen Food facility; the majority of the acreage is undeveloped.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the October 4, 2021 meeting.

The commercial broker, John Plank of SVN Blackstream, spoke in favor of the rezoning. He stated that the plans were still preliminary, may be mixed use, and C-2 zoning was chosen for the maximum number of land uses available to his client Pakt Divine LLC. Single-family attached (townhomes), multifamily, and commercial uses are all allowed in the C-2 Commercial zone.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to Approve Second Reading, Z 2021-2 S Woods Drive.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Sanders, Mayor Pro Tem Clemmer, Councilmember Don, Councilmember Blackstone

Nay: Councilmember Thomason, Councilmember Garrett

The motion carried 5/2.

b. Second Reading, Ordinance 2021-11 Business License Standardization

Mr. Bell stated this ordinance is to repeal Chapter 11, Article II - Business Licenses, of the code of Ordinances for the City of Fountain Inn and to adopt the model business license ordinance for 2021 requiring businesses in the city to obtain a business license and to pay the business license tax.

A Council work session was held on October 28th to review the South Carolina Business License Tax Standardization Act which becomes effective January 1, 2022. The Act mandates that the city adopts in its entirety the requirements of the Act so that the requirement to obtain a business license, the process to obtain a business license, and the application for a business license will be standardized statewide. The City is further required to consider and adjust the business license tax rate classifications and rates and rebalance the business license tax rates to ensure revenue neutrality during the 2022 business license cycle such that the mandated adoption of the new rate classification and rates will not result in a revenue windfall relative to the City's 2020 business license tax revenue.

Motion by Councilmember Thomason, second by Mayor Pro Tem Clemmer to Approve on second reading, Ordinance 2021-11 Business

License Standardization.
The motion carried unanimously 7/0.

c. Second Reading, Ordinance 2021-12 Development Agreement with Fox Tail Developers

Mr. Bell stated that Ordinance 2021-12 will adopt a development agreement with Fox Tail Developers, LLC; to authorize the reimbursement of an amount not to exceed \$200,000 for public sewer improvements to expand the city's sewer utility; and matters related thereto.

Fox Tail Developers, LLC owns certain real property within the corporate limits of Fountain Inn, described as 13.24 acres located at the intersection of Fairview Street Extension and Old Fairview Road. The developer intends to design, develop, construct, and do all other things necessary to provide for 53 residential lots for the construction of single-family homes on the project property.

The project includes certain public improvements as identified in the Project Development agreement to be entered into between FTD and the City concerning the construction of a sanitary sewer line that has sufficient capacity to serve the project and other real property within the sewer basin.

The project will expand the city's existing sewer system to serve property that is currently unserved, provide for the provision of natural gas to the development served by Fountain Inn Natural Gas, increase the tax base as a result of the public improvements being made, and is anticipated to act as a catalyst for high quality development in the surrounding area.

Motion by Councilmember Thomason, second by Councilmember Blackstone to Approve on second reading, Ordinance 2021-12 Development Agreement with Fox Tail Developers. The motion carried unanimously 7/0.

11. New Business -

a. First Reading, AX 2021-5 Lafayette Avenue

Mr. Bell stated that AX2021-5 would annex approximately 93 acres at 110 Lafayette Avenue into the City limits of the Fountain Inn; zone TMS# 0556010100400 to R-12, Residential District and assign the parcel to Council Ward 4. This tract of land is currently accessible from a dirt road extension of Hellams Street and a residential driveway located on TMS#

0557000101500 (Shellstone Park subdivision).

The applicants, DJ Acquisitions LLC and Doran Companies, are requesting annexation in order to explore developing a residential subdivision. The current property owner is Hinson Dianne T Revocable Trust.

The current zoning is R-S, Residential Suburban in Greenville County. Upon annexation the request is to rezone R-12, Residential, a Medium-Low Density zone per the 2017 Fountain Inn Master Plan. R-12 zoning allows for lots greater than 12,000 sq. ft. or 3.6 units per acre of development (15%-30% open space).

The Planning Commission voted unanimously (6-0) in favor of the annexation and zoning at the November 15, 2021 public hearing. No persons spoke in opposition at the hearing; however, staff has received fourteen phone calls, four emails, and two office visits regarding the notice signs posted near the property between November 15th and December 1st. All parties lived in the Shellstone (County) and Garrett Springs (City) communities.

Motion by Councilmember Thomason, second by Councilmember Garrett to table AX 2021-5 Lafayette Avenue. The motion carried unanimously 7/0.

b. First Reading TX 2021-3 to amend Article 5, District Regulations of the City of Fountain Inn Zoning Ordinance; to amend Section 5:6 - C-2, Commercial District and various provisions relating thereto

Mr. Bell stated that TX 2021-3 authorizes the amendment of Zoning Ordinance Article 5, District Regulations, Section 5:6 be amended as shown on attachment 1 entitled "Amendment to Zoning Ordinance", Section 5:6 - C-2, Commercial District" to remove "Any use permitted in the R-M, Multifamily Residential District; and C-1, Commercial District, excluding Detached single-family dwellings."

Zoning Ordinance, Article 5, District Regulations, Section 5:6.2. Uses permitted by Special Exception be amended as shown on Attachment 1 entitled: "AMENDMENT TO ZONING ORDINANCE, Section 5:6.-C-2, Commercial District." to add "attached single-family dwelling, Detached single-family dwelling, Dwelling, multifamily".

Motion by Mayor McLeer, second by Councilmember Don to Approve on first reading TX 2021-3 to amend Article 5, District Regulations of the City of Fountain Inn Zoning Ordinance; to amend Section 5:6 - C-2, Commercial District and various provisions relating thereto. The motion carried unanimously 7/0.

12. Executive Session -

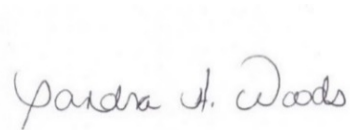
Mayor McLeer stated that the council will not be discussing the executive session agenda item tonight.

- a. Discussion of matters relating to the proposed location, expansion, or the provision of services related to Project Buffalo**

After coming out of Executive Session Council may vote on items discussed during Executive Session.

13. Adjourn

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

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

Sandra H. Woods, CMC
Municipal Clerk



Minutes

**Fountain Inn, South Carolina
Special Called City Council Meeting
300 Wall Street, Fountain Inn, SC
Thursday, December 9, 2021 - 6:00 PM**

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order and Councilmember Blackstone gave the invocation.

2. Unfinished Business

a. Second Reading TX 2021-3 to amend Article 5, District Regulations of the City of Fountain Inn Zoning Ordinance; to amend Section 5:6 - C-2, Commercial District and various provisions relating thereto

Mr. Bell stated that TX 2021-3 authorizes the amendment of Zoning Ordinance Article 5, District Regulations, Section 5:6 be amended as shown on attachment 1 entitled "Amendment to Zoning Ordinance", Section 5:6 - C-2, Commercial District" to remove "Any use permitted in the R-M, Multifamily Residential District; and C-1, Commercial District, excluding Detached single-family dwellings."

Zoning Ordinance, Article 5, District Regulations, Section 5:6.2. Uses permitted by Special Exception be amended as shown on Attachment 1 entitled: "AMENDMENT TO ZONING ORDINANCE, Section 5:6.-C-2, Commercial District." to add "attached single-family dwelling, Detached single-family dwelling, Dwelling, multifamily".

Motion by Mayor McLeer, second by Councilmember Blackstone to approve TX 2021-3 on second reading.

Discussion

Motion by Mayor McLeer to amend the ordinance to strike "single-family" references in the "allowed by special exemption" sections, second by Councilmember Blackstone. The motion carried unanimously 7/0.

Mayor McLeer called for a vote on the motion to approve TX 2021-3 on second reading. The motion carried unanimously 7/0.

3. Presentation of the 2020 Census Data and Receipt of Information regarding the Redistricting and Plan Adoption Process

Victor Frontroth with South Carolina Revenue and Fiscal Affairs gave an overview of the Redistricting Process in South Carolina and presented 2020 Census Data as it applies to the City of Fountain Inn.

4. Resolution 2021-11 Adopting Criteria for Developing Redistricting Plans

a. R 2021-11

Motion by Councilmember Blackstone, second by Mayor Pro Tem Clemmer to Approve R 2021-11.
The motion carried unanimously 7/0.

5. Public Comments and questions regarding the Redistricting Plan Adoption

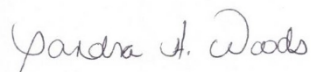
Mayor McLeer asked for public comment concerning the Redistricting Plan. There being none, he closed public comments.

6. Council Orientation and Training

After the meeting adjourned, Trey Eubanks of the Appalachian Council of Governments gave the new councilmembers an orientation and training.

7. Adjourn

Motion by Mayor Pro Tem Clemmer, second by Councilmember Sanders to Adjourn.
The motion carried unanimously 7/0.



Sandra H. Woods
City Clerk

CITY ADMINISTRATOR REPORT



Agenda Date: January 13, 2022

To: Mayor and City Council

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

Administration

- Woodside Streetscape
 - Utilities should be certified by the end of November/beginning of December
 - Proposed Let Date: March 2022
- Woodside Connector
 - \$400,000+ budget shortfall
 - Proposed Let Date: On hold
- New FING/Public Works Facility
 - Current concept plans are over-budget; working on options/alternatives to bring to City Council
- Main Street Streetscape (Jones to 418)
 - Cotransco is working on survey and design

Special Events

- Public Information
 - Social Media (November and December 2021)
 - Impressions: 625,718 (68% increase)
 - Engagements: 46,923 (109% increase)
 - Post Link Clicks: 6,062 (251% increase)
 - Website
 - 42,510 views on the City website; compared to 31,466 views for the month of November
 - Inn the Know Newsletter
 - Over 2,800 people have read the newsletter and 388 people have subscribed
- Upcoming Events
 - Daddy Daughter Dance (Ties and Tiaras)
 - February 12; 6:00 – 8:00 p.m. at the Nirvana Cultural Center
- Christmas Inn Our Town 2021 Summary
 - 3,300 people attended the Tree Lighting Ceremony
 - 17,700 people visited downtown Fountain Inn from December 9-18 from 5:00-12:00 p.m.

- City received \$18,000 in sponsorships; \$1,000 in-kind
- Ticket Sales
 - 7,040 total tickets sold; compared to 5,972 in 2020 (18% increase)
 - 1,646 Fountain Inn residents attended; compared to 908 in 2020 (81% increase)
 - We saw visitors from 11 different states and 79 different zip codes
 - Largest group of attendees were from the 29644 accounting for 24% of ticketed passengers; compared to 15% of ticketed passengers in 2020

Human Resources

- Personnel
 - Administration:
 - Accounting Manager – Hired; start date of January 12
 - Staff Accountant – Currently filled by a temporary employee
 - Police:
 - Patrol Officers – One vacancy with three candidates in the pre-offer testing portion of the hiring process
 - One Patrol Officer hired in December
 - Dispatch – Offer made pending post offer screenings for hire date
 - Fire:
 - Firefighters – Two vacancies; interviews scheduled for January 12
 - Two part-time Firefighters hired in December
 - Public Works:
 - Maintenance Worker I – Currently filled by a temporary employee
 - Facilities Maintenance Worker II – Currently filled by a temporary employee
 - CDL Truck Driver – Two vacancies; interviews on January 10 & 11
 - Natural Gas
 - Crew Leader – Offer pending
 - Meter Reader – Offer pending
 - Underground Installation Tech I – Two vacancies; offers pending
 - Customer Service Representative – Currently filled by a temporary employee

Natural Gas

- Deliveries for December 2021
 - Gas volume of 109,242 Dekatherms; lowest December consumption since 2015
 - Gas consumption for December 2021 was down over 32% from December 2020 and down over 22% from the five-year average.

- Services for December 2021
 - 110 new applications for service
 - 10,339 active customers
 - 26,979 feet of new service lines have been installed year-to-date (Calendar Year 2021)
 - 63,264 feet of new gas main lines have been installed year-to-date (Calendar Year 2021)
- Gas Prices/Rates
 - The price of natural gas for January 2022 settled at \$4.02 per Dekatherm, which represents a \$1.43 decrease over December 2021's price.

Parks & Recreation

- 2021-2022 Youth Basketball games started on January 3
- All sports officials are now City of Fountain Inn employees rather than being contracted out to a third-party company
- Russell Haltiwanger was voted into the Western District of South Carolina Athletic Programs' (SCAP) Board of Directors

Planning & Development

- December 2021 Permitting
 - 40 construction permits with total valuation of \$3,727,199
 - 315 inspections

Public Works

- Sanitation
 - Garbage and recycling are on schedule
 - Yard debris was on schedule prior to the Holidays and the Department will make a large push again in January to get yard debris back on schedule
 - Recycling pickup is now aligned to residents' garbage pickup day
- Facilities Maintenance
 - New City Council/Judicial dais is complete; waiting for new A/V suite to arrive
- Streets & Grounds
 - Received a Palmetto Pride Litter grant in the amount of \$25,000 to be used to supplement funding for litter control personnel

Fire

- Calendar Year 2021 In Review
 - 2,792 calls for service... a new record
 - 839 overlapping calls (30% of all calls)

- 74% of calls were for Rescue & Emergency Medical Service incidents
- Mutual aid given 63 times
- Busiest hour of the day was 11:00 a.m. – 11:59 a.m.
- Busiest day of the week was Friday
- Average response time was 4 minutes and 56 seconds

Younts Center

- Triumphant Quartet
 - Saturday, February 26 at 7:30 p.m.



FOUNTAIN INN FIRE DEPARTMENT

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

Fire Chief Ronnie Myers

December 2021 Fire Report

- (1) We ran 230 calls this month.
- (2) For the year of 2021 we ran a total of 2792 calls. (A new record)
- (3) 31% of those were overlapping calls.
- (4) Fuel costs were \$1931.83
- (5) Vehicle Maintenance for the month was \$447.25.
- (6) We are down one firefighter.
- (7) The Fire Department is a Child Safety Seat Inspection Station.
- (8) Budget is in good shape.

Fountain Inn Fire Department

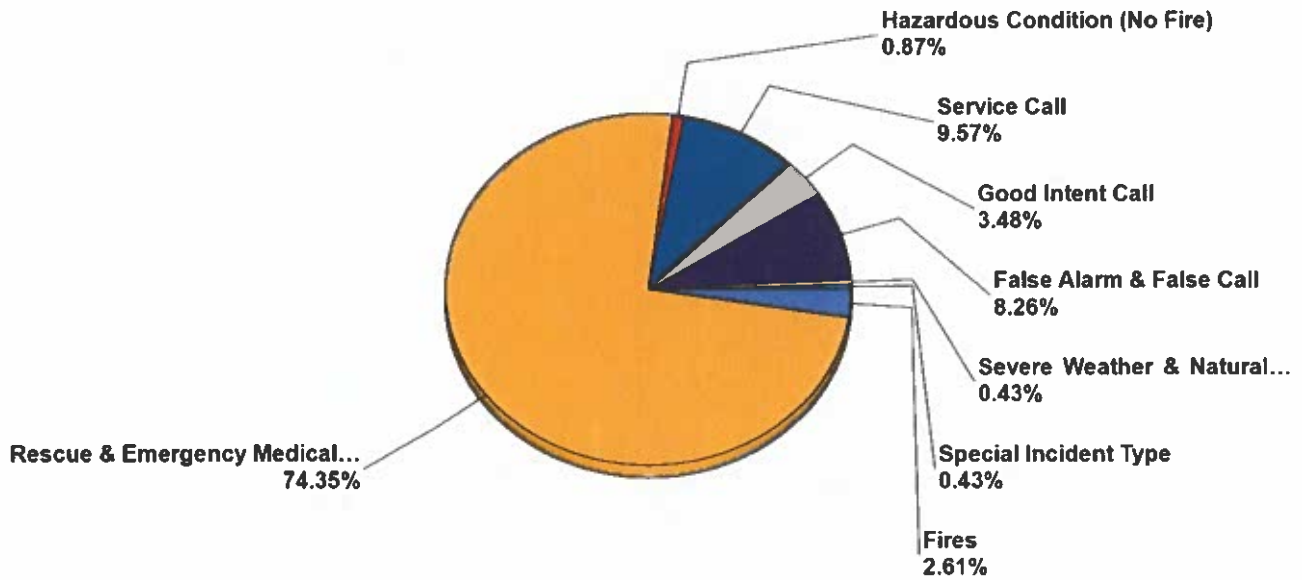
Fountain Inn, SC

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2021 | End Date: 12/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	2.61%
Rescue & Emergency Medical Service	171	74.35%
Hazardous Condition (No Fire)	2	0.87%
Service Call	22	9.57%
Good Intent Call	8	3.48%
False Alarm & False Call	19	8.26%
Severe Weather & Natural Disaster	1	0.43%
Special Incident Type	1	0.43%
TOTAL	230	100%

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



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Doc Id: 553
Page # 1 of 2

Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.43%
122 - Fire in motor home, camper, recreational vehicle	1	0.43%
137 - Camper or recreational vehicle (RV) fire	1	0.43%
140 - Natural vegetation fire, other	1	0.43%
142 - Brush or brush-and-grass mixture fire	1	0.43%
150 - Outside rubbish fire, other	1	0.43%
300 - Rescue, EMS incident, other	1	0.43%
311 - Medical assist, assist EMS crew	89	38.7%
320 - Emergency medical service, other	1	0.43%
321 - EMS call, excluding vehicle accident with injury	64	27.83%
322 - Motor vehicle accident with injuries	7	3.04%
324 - Motor vehicle accident with no injuries	8	3.48%
381 - Rescue or EMS standby	1	0.43%
412 - Gas leak (natural gas or LPG)	1	0.43%
442 - Overheated motor	1	0.43%
500 - Service Call, other	7	3.04%
510 - Person in distress, other	3	1.3%
511 - Lock-out	2	0.87%
531 - Smoke or odor removal	4	1.74%
550 - Public service assistance, other	1	0.43%
553 - Public service	2	0.87%
554 - Assist invalid	1	0.43%
561 - Unauthorized burning	1	0.43%
571 - Cover assignment, standby, moveup	1	0.43%
611 - Dispatched & cancelled en route	7	3.04%
622 - No incident found on arrival at dispatch address	1	0.43%
700 - False alarm or false call, other	9	3.91%
710 - Malicious, mischievous false call, other	1	0.43%
730 - System malfunction, other	2	0.87%
736 - CO detector activation due to malfunction	1	0.43%
740 - Unintentional transmission of alarm, other	1	0.43%
743 - Smoke detector activation, no fire - unintentional	3	1.3%
745 - Alarm system activation, no fire - unintentional	2	0.87%
800 - Severe weather or natural disaster, other	1	0.43%
911 - Citizen complaint	1	0.43%
TOTAL INCIDENTS:	230	100%

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



Fuel Report-Summary by Sub-Agency

By: Actual Transaction Dates 11/30/2021 to 12/31/2021

South Carolina

Report is restricted to City of Fountain Inn

Agency	Level 1	Level 2	Purchase Type	Quantity	
T23001	City of Fountain Inn				
	Code Enf		:	28.18	\$77.73
	POLICE		:	94.97	\$265.95
	SEWER		:	84.91	\$248.42
	FIRE		:	619.63	\$1,756.67
	FIRE DEPT		:	42.00	\$118.81
	FIRE DEPT		Fuel:	21.54	\$56.35
	GAS		:	1,045.53	\$2,959.84
	Gas Dept		:	176.81	\$493.14
	POLICE		:	1,606.94	\$4,507.27
	PUBLIC WORKS		:	34.96	\$96.33
	RECREATION		:	54.94	\$153.36
	Sanitation		:	599.08	\$1,694.49
	SEWER		:	501.20	\$1,459.02
	SOLID WASTE		:	286.60	\$811.76
	STREET		:	209.76	\$597.03
	STREETS		:	641.91	\$1,828.71
Total for T23001:				6,048.96	\$17,124.88
Grand Total:				28.18	\$17,124.88

Fuel Cost \$1931.83

**CITY OF FOUNTAIN INN
DETAIL ACCOUNT INQUIRY BY FUND**

FY 2021-2022

PERIOD: 12/01/2021 TO 12/31/2022

100-422-435-001 **VEHICLE MAINTENANCE**

100-422-435-001 VEHICLE MAINTENANCE			BUDGET	PERIOD TO DATE	ENC AMT	REM BAL	
			35,000.00	447.25	6,183.03	18,941.74	
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
		BALANCE FORWARD					9,427.98
12/09/2021	AP	B. W. BURDETTE & SON 690576	160881	1103	34.93		9,462.91
12/17/2021	AP	O'REILLY AUTO PARTS 4562-225522	161130	1087	49.32		9,512.23
12/17/2021	AP	B. W. BURDETTE & SON 690664	161034	1103	8.78		9,521.01
12/23/2021	AP	O'REILLY AUTO PARTS 4562-226295	161223	1106	69.93		9,590.94
12/23/2021	AP	O'REILLY AUTO PARTS 4562-226661	161226	1106	203.23		9,794.17
12/23/2021	AP	O'REILLY AUTO PARTS 4562-226751	161230	1106	21.19		9,815.36
12/23/2021	AP	O'REILLY AUTO PARTS 4562-226920	161231	1106	52.98		9,868.34
12/23/2021	AP	O'REILLY AUTO PARTS 4562-227411	161232	1106	6.89		9,875.23
SUBTOTALS FOR ACCOUNT 100-422-435-001 :					447.25	0.00	
					447.25	0.00	

BUDGET REPORT BY ACCOUNT - EXPENDITURE

City Of Fountain Inn

Fiscal Year Start Date: 07/01/2021

FY 2021-2022

Current Period End Date: 12/31/2021

Ideal Remaining Percent: 50 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
100-422-110-001 Salaries - Fire	1,142,616.24	272,559.43	778,771.80	0.00	363,844.44	32
100-422-130-001 Overtime	6,000.00	999.11	8,905.39	0.00	-2,905.39	-48
100-422-130-003 Salaries - Special Events	0.00	0.00	612.50	0.00	-612.50	0
100-422-140-001 Year End Bonus	6,891.70	6,340.24	6,340.24	0.00	551.46	8
100-422-210-001 Employee Health Insurance	188,118.00	12,845.54	86,762.06	0.00	101,355.94	54
100-422-220-002 Payroll Taxes - Social Security	88,396.36	21,246.98	59,417.58	0.00	28,978.78	33
100-422-230-001 State Retirement	217,902.56	0.00	97,812.78	0.00	120,089.78	55
100-422-260-001 Workers Compensation	42,089.96	0.00	19,822.48	0.00	22,267.48	53
100-422-261-001 Workers Comp Deductible	2,500.00	0.00	2,227.05	0.00	272.95	11
100-422-270-001 Drug Testing / Physical/Screen	5,000.00	0.00	0.00	0.00	5,000.00	100
100-422-430-001 Portable Radio Maintenance	2,000.00	31.07	682.97	0.00	1,317.03	66
100-422-430-005 Operating Equipment Maintena	16,000.00	691.64	9,044.13	0.00	6,955.87	43
100-422-431-001 Station Maintenance	20,000.00	738.62	4,985.52	0.00	15,014.48	75
100-422-431-002 Landscaping	1,150.00	0.00	0.00	0.00	1,150.00	100
100-422-432-001 Computer Support	24,000.00	884.32	6,727.54	0.00	17,272.46	72
100-422-435-001 Vehicle Maintenance	35,000.00	447.25	9,875.23	6,183.03	18,941.74	54
100-422-471-003 2018 Lease Purchase Principa	6,621.75	0.00	0.00	0.00	6,621.75	100
100-422-471-004 2018 Lease Purchase Interest	408.72	0.00	0.00	0.00	408.72	100
100-422-471-005 2019 lprb Principal	126,000.00	0.00	0.00	0.00	126,000.00	100
100-422-471-006 2019 lprb Interest	37,516.00	0.00	0.00	0.00	37,516.00	100
100-422-520-001 General Liability - Scmirf	28,000.00	0.00	17,818.95	0.00	10,181.05	36
100-422-530-001 Telephone	7,400.00	593.32	3,808.82	0.00	3,591.18	49
100-422-530-002 Cell Phones	1,500.00	120.71	2,205.10	0.00	-705.10	-47
100-422-580-002 Conferences	7,000.00	0.00	0.00	0.00	7,000.00	100
100-422-583-002 Training	5,000.00	340.00	1,317.60	0.00	3,682.40	74
100-422-610-001 General Supplies	6,000.00	36.25	6,871.37	0.00	-871.37	-15
100-422-610-002 Office Supplies/Printing	5,800.00	21.77	745.54	0.00	5,054.46	87
100-422-610-003 Prevention	1,500.00	0.00	585.19	0.00	914.81	61
100-422-622-001 Utilities	15,000.00	777.20	4,229.29	0.00	10,770.71	72
100-422-626-001 Vehicle Gas	18,000.00	2,032.28	10,239.36	0.00	7,760.64	43
100-422-640-001 Publications Dues/Subscriptior	3,690.00	0.00	908.92	0.00	2,781.08	75
100-422-656-001 Uniforms	16,000.00	526.04	12,547.75	0.00	3,452.25	22
100-422-743-010 Scmit Grant	4,000.00	0.00	0.00	0.00	4,000.00	100
100-422-810-001 Miscellaneous	0.00	0.00	-300.00	0.00	300.00	0
100-422-810-002 Innovapad Expenditures	13,000.00	0.00	2,237.67	0.00	10,762.33	83
100-422-860-010 Equipment (Non-Depreciable)	0.00	0.00	0.00	901.76	-901.76	0
100-422-860-015 Furniture, Fix.&Computers (No	7,500.00	0.00	0.00	0.00	7,500.00	100
Report Total Expenditure	\$2,107,601.29	\$321,231.77	\$1,155,202.83	\$7,084.79	\$945,313.67	45

Memorandum

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

From: Eduardo Noriega
Fountain Inn Natural Gas Director

Date: January 4, 2022

This past year was without a doubt one of the most challenging years I've had in my 30-year career in the natural gas business. If I could summarize 2021 in word it is "Change". Change was everywhere and affected all of us in many ways. From a lingering pandemic to labor shortages, here are some of our most significant challenges during 2021:

- In a matter of weeks, we lost 3 key/senior employees. One retired, one left due to chronic health reasons, and the third one is pursuing the American dream of running his own company.
- Replacing these 3 individuals has proven to be difficult, not just because all the years of experience that walked out the door but finding people wanting to work with the skills required in the natural gas industry is a challenge. We are working closely with HR, but we are still wrestling with staffing shortages.
- We have not been immune to the material shortages and price increases either; however, good planning, bulk purchasing and stockpiling materials have helped us avoid work disruptions. Nonetheless, it has created much anxiety for us
- The tremendous growth we are experiencing not just inside City limits, but beyond them where we also provide gas service, has tested our limits particularly given the labor shortage and material challenges.
- The price of natural gas increased very fast and unexpectedly to levels we have not seen in over 10 years. We have gone from a low of \$1.495/Dth in July 2020 to \$6.20 in November 2021.
- The relentless attacks the natural gas industry is under from environmental and anti-fossil groups is concerning. Although FING has not directly been impacted by it, many of the changes from State and Federal regulators are trickling down to our level causing new and additional policies, procedures, rules that we must follow. All of which contributes to the constant changes and adjustments to how we do business.
- In order to meet the new State and Federal guidelines, several of our manuals and procedures had to be either updated or completely re-written. We have rolled out a new O&M Manual; updated the Safety Manual; developed a new Emergency Manual; revised the Public Awareness Program; implemented a new forklift policy, a warehousing and storage process, and a new Material Data Safety Sheet procedure; just to name the major improvements in procedures in manuals that have been undertaken this past year.

-
- And adding to all of the above, our current facility at Jones St. is too small and inadequate for our growing needs. Although a new facility is in the works, our current situation contributes to employee anxiety.

In spite of all these challenges, thanks to our team, the leadership at the City, and the support of Council, FING has continued to deliver natural gas safely and reliably at competitive prices. We have been able to successfully meet all our new customer's service demands without exception. Below are some of our major accomplishments:

- We had a very successful SC State audit with no findings.
- We have an excellent reputation and rapport w/ State and Local officials, builders, developers, engineering firms and other we do business with.
- We have improved our safety practices and had zero accidents or injuries.
- We have maintained the cost of service at reasonable levels despite high gas prices.
- We implemented new industrial rates which will help FING and our large industrial customers save money.
- We installed 63,264 feet of gas main lines.
- We installed 26,979 feet of service lines.
- We surpassed the 10,000-customer milestone and finished the year with 10,339 customers.

Thank you so much for your ongoing support. One thing we can count on for sure is that more "Change" is coming. We look forward to 2022, and we are confident that as a team, we will be able to overcome whatever adversity we may encounter.

- **Delivery of natural gas**
 - Gas volume purchases of 109,242 Dths, lowest consumption since 2015.
 - Gas consumption for December was down over 32% from last December, and down over 22% from the December 5-year average.
- **Service Applications**
 - 110 applications for new service lines
- **New main/service line installations**
 - We have 10,339 active customers.
 - New gas main lines installed; 2021 YTD: 63,264 feet.
 - New service lines installed; 2021 YTD: 26,979 feet in service lines.
- **Residential Developments**
 - FING will be the gas provider at the large tack of land at the corner of Wells Rd. and Bryson Ford Rd. in Laurens County, the new development will add 480 new homes.

- **Gas Supply**
 - The price of natural gas for the month of January settled at \$4.02 per Dekatherm, this represents a decrease from December's price of \$1.43 per Dekatherm.
- **Gas Operations**
 - FING's Operations and Maintenance Manual had to be updated to reflect new safety and environmental requirements from PHMSA (our Federal Gas Regulators)
 - Heath and Associates, the engineering designing the 6" high pressure steel main line to connect the FING-CNN interconnect station to our high-pressure line has submitted preliminary plans and documents for our review, moving along as scheduled.
Additionally, the permits to cross the railroad tracks and i-385, as well as SCDHEC have been submitted and still working out issues with the railroad company.
 - We continue to be short-handed; we are interviewing for 3 openings and hope to fill the positions in the coming days.
- **SC/NC Gas Rates Comparisons**

NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS					
December 2021					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
GREENWOOD CPW, SC	Residential	\$10.00	\$0.91893	65.00	\$69.73
CITY OF DANVILLE, VA	Residential	\$11.15	\$0.90492	65.00	\$69.97
YORK NATURAL GAS, SC	Residential	\$9.25	\$0.96295	65.00	\$71.84
GREER CPW, SC	Residential	\$10.00	\$0.96258	65.00	\$72.57
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.08000	65.00	\$75.20
DOMINION, NC	Residential	\$10.00	\$1.00327	65.00	\$75.21
CHESTER COUNTY, SC	Residential	\$6.50	\$1.07240	65.00	\$76.21
FORT HILL NATURAL GAS, SC	Residential	\$10.00	\$1.13000	65.00	\$83.45
FOUNTAIN INN, SC	Residential	\$8.00	\$1.17750	65.00	\$84.54
CLINTON-NEWBERRY, SC	Residential	\$12.00	\$1.15500	65.00	\$87.08
PIEDMONT, SC	Residential	\$10.00	\$1.18647	65.00	\$87.12
CITY OF SHELBY, NC	Residential	\$8.50	\$1.28536	65.00	\$92.05
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.22435	65.00	\$93.58
DOMINION, SC	Residential	\$10.90	\$1.44410	65.00	\$104.77
CITY OF MONROE, NC	Residential	\$10.00	\$1.52691	65.00	\$109.25
PIEDMONT, NC	Residential	\$10.00	\$1.52909	65.00	\$109.39
CITY OF ORANGEBURG, SC	Residential	\$10.00	n/a	65.00	#VALUE!
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a	65.00	#VALUE!
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a	65.00	#VALUE!



City of Fountain Inn - Human Resources Monthly Report - December 2021

Home Department**	November Headcount	December Hires / Transfers In	December Terms	December Transfers Out	December Headcount	DIVERSITY				
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander
000411 / Administration	4	0	0	0	4	0	1	0	3	0
000412 / Judicial	5	0	0	0	5	0	1	0	3	1
000413 / Council	7	3	3	0	7	0	0	1	6	0
000414 / Special Events	5	0	0	0	5	0	0	0	5	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0
000421 / Police	35	1	0	0	36	0	3	1	32	0
000422 / Fire	25	2	0	0	27	0	0	0	27	0
000424 / Public Works	12	0	0	0	12	0	5	0	7	0
000435 / Planning & Development	3	0	0	0	3	0	0	0	3	0
000434 / Sewer	3	0	0	0	3	0	0	0	3	0
000451 / Recreation	18	0	0	0	18	0	4	0	14	0
000510 / Gas Department	17	0	0	0	17	0	0	1	16	0
Totals:	136	6	3	0	139	0	14	4	120	1

**Based on Home Departments

FULL TIME 119 / PART TIME 20

Recruitment Status

411 Administration: Accounting Manager - HIRED; Start Date 1/12/2022

Staff Accountant (1) Currently filled by a temporary employee

414 Special Events Special Events Coordinator (1) Vacant / Pending Posting Date

421 Police: Patrol Officers (1) Vacancy with three candidates in the pre-offer testing portion of the process

Dispatch (1) OFFER MADE pending post offer screenings for hire date

422 Fire: Firefighters (2) Interviews 1/12/22

424 Public Works: Maintenance Worker I (1) Currently filled by a temporary employee

Facilities Maintenance Worker II (1) Currently filled by a temporary employee

CDL Truck Driver (2) Interviews Monday 1/10/22

510 Gas Crew Leader (1) Offer Pending

Meter Reader (1) Offer Pending

Underground Installation Tech I (2) - Offer Pending

Customer Service Representative (1)- Currently filled by a temporary employee

OCTOBER HIRES:

POLICE - Patrol Officer Jarred Mann

FIRE - Part Time Firefighters Jason Banks & Bryton Cromer



**CITY OF FOUNTAIN INN
PUBLIC WORKS REPORT TO COUNCIL
MONTH OF DECEMBER 2021**

Sanitation

- Garbage and Recycling is on schedule. Made a large push on Yard Debris and we were on schedule prior to the Holidays. Will make a push again in January 2022 to get back on schedule.
- Conducted media push for Recycling aligning recycling pickup to the garbage day pickup.
- Route Optimization project with Anderson University has commenced. Will meet with the University Professors in January 2022 to discuss deliverables for the project.
- Down three CDL drivers and will be conducting interviews on Monday, 10 January 2022 to fill vacancies.

Streets and Grounds

- Christmas decorations have been hung through out the city. Will have a meeting in January 2022 to discuss expanding decorations for next Christmas and expanding decorations on main street and city hall.
- Received a Palmetto Pride Litter grant in the amount of \$25,000. This amount will be used to supplement funding for a Streets and Grounds worker who specific focus will be litter control within the city.

Utilities

- Working with Frazier Engineering on implementation of the CMOM program as required by ReWa.
- Have our new sewer rehab kick off meeting scheduled for 10 January 2022.

Facilities Maintenance

- New Dais construction has been completed and granite for the Dais has been installed. Will have the A/V from the courthouse hooked back up and operational by 10 January 2022. Have ordered a new A/V suite for the courthouse and it will be installed once received. Will move room divider back prior to the February 2022 meeting.

Tuesday, January 11, 2022

Department: (Recreation)

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

Rec basketball started 1/3, gym is packed every night from 6-9pm – good times. FIPD providing security on a nightly basis.

SUMMARY OF MONTHLY EVENTS.

FI Rec took over scheduling sports officials after 12 year contracted official company folded his business. Beneficial for FI Rec to maintain officials scheduling moving forward, with ALL sports. All officials are contracted City Employees, passing background checks & drug screening.

Sue Grubbs (Senior Adult Coordinator) will return to work 1/10 after total knee replacement, officially out 2 months for recovery. Heather Johnson (Part-time Rec Staff & Aerobics Instructor) filled in and handle these duties extremely well in Sue's absence.

Upcoming:

Fairview Street Basketball Court renovations – 2021 Grant finalized, will wait until Spring 2022 to start project.

Russ Haltiwanger: voted in to replace long-time seated member of the Western District SCAP Board Directors Cheri Anthony. Cheri was the Chair of our Western District and 1 of 16 members on the State SCAP Board. I am the current (sitting) chair member (1 of 4 from the Western District) representing the South Carolina Athletic Programs. Last meeting was held at the Cayce Fitness & Tennis Center in Cayce, SC on January 7th. Upcoming meetings: February 18th, May 18th, August 17th, and October 19th.

Ongoing Projects; Completed Projects:

OBSTACLES- COVID-19

CAPITAL REQUESTS- NONE

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

OPEN POSITIONS: None

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

Social Media by the Numbers (November and December Included)

Impressions ⓘ

625,718 ↗68%

Engagements ⓘ

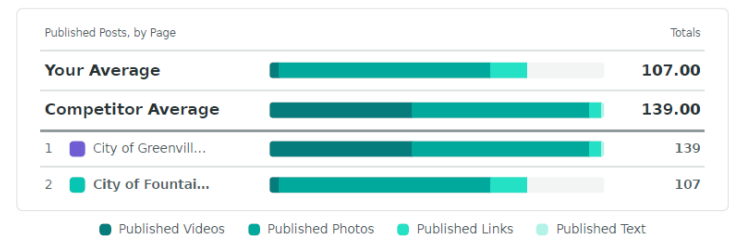
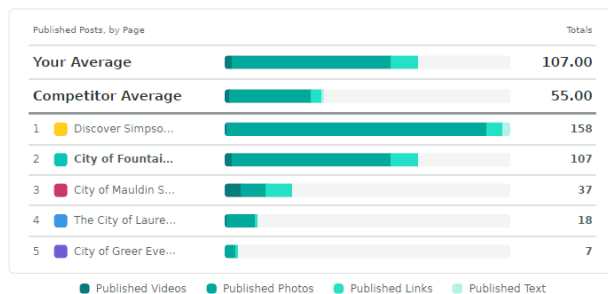
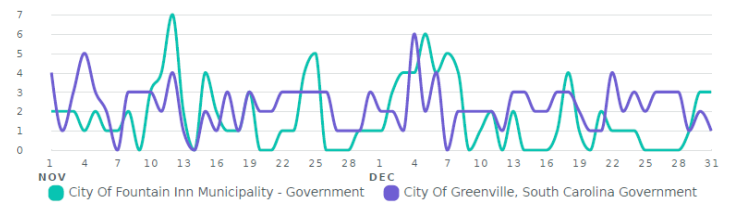
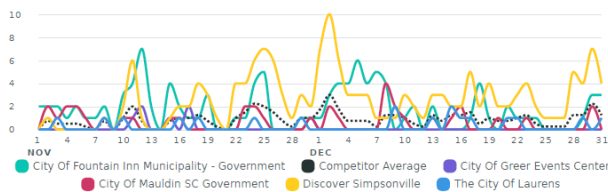
46,923 ↗108.9%

Post Link Clicks ⓘ

6,062 ↗251%

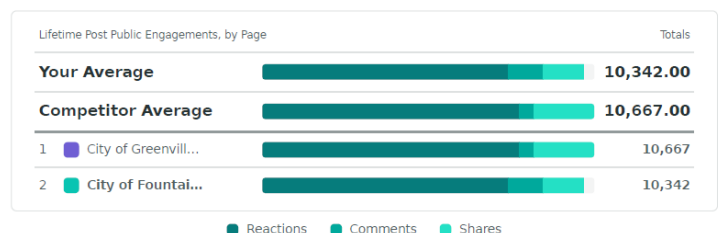
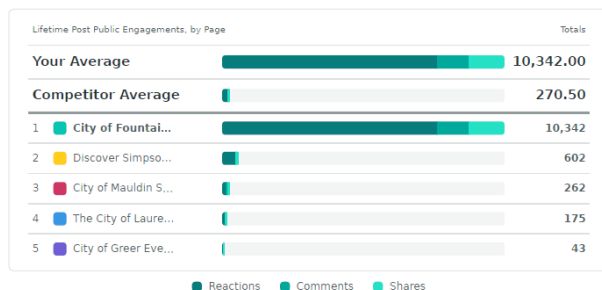
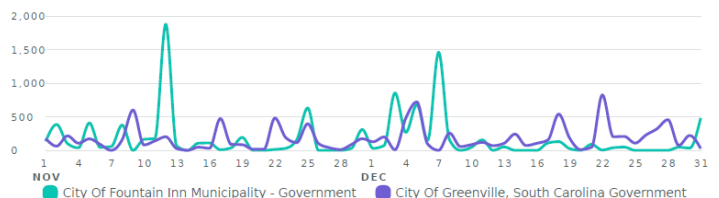
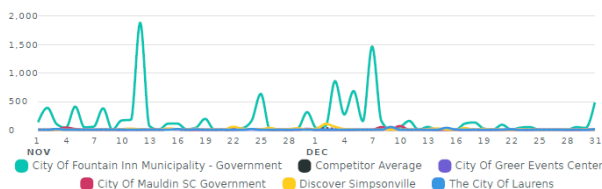
Publishing Behavior

Fountain Inn Compared to Surrounding Municipalities



Engagement

Fountain Inn Compared to Surrounding Municipalities



Website by the Numbers

Views on the Website

42,510

Compared to 31,466 for November 2021

Inn the Know Newsletter



Over **2,800 people** have read the newsletter and **388 people** have subscribed.

Top Pages on the Website

- Civic Alerts
- Christmas Inn Fountain Inn
- Special Events
- Natural Gas
- Solid Waste

Pages Added to the Website

- Main Street
<https://www.fountaininn.org/382/Main-Street>

Fountain Inn in the News

Headlines in Response to our Press Releases

Christmas Inn Fountain Inn

- Fox Carolina | Christmas Parade
- Kidding Around Greenville
 - Best Christmas Town In the South
 - Christmas Activities in the Upstate

Main Street

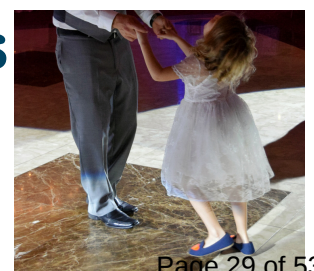
- Fox Carolina | Fountain Inn Main Street Revitalization Plan
- Fountain Inn Gateway commercial district primed for development boom, city says | Greenville Business | postandcourier.com
- Fountain Inn downtown enhancement program seeks public input | Greenville Business | postandcourier.com
- Fountain Inn Gateway commercial district primed for development boom, city says | Greenville Business | postandcourier.com
- Main Street | GvlToday
- Municipal Association of South Carolina | Transforming Main Streets



Upcoming Special Events

Daddy Daughter Dance (Ties and Tiaras)

February 12th 6-8 pm at the Nirvana Cultural Center



December Event Summary



3.3K

**TREE LIGHTING
ATTENDANCE**

**Foot traffic
count Dec 4th
from 5 pm-12pm**



17.7K

**VISITS TO DOWNTOWN
DURING CHRISTMAS
INN OUR TOWN**

**Foot traffic count
Dec 9th - 18th
from 5pm-12pm**

**Total Sponsorship
received \$18,000
\$1,000 in kind**



Christmas Inn Our Town

2021 Ticket Sales

Ticket Sales

- **7040 total tickets sold in 2021**
compare to 5972 in 2020
(Increase of 17.9%)
- **\$63,056 in gross sales 2021**
compare to \$51,084 in 2020
(Increase of 23.4%)
- **1646 Fountain Inn Residents attended Compared** to 908 in 2020
(Increase 81.2%)

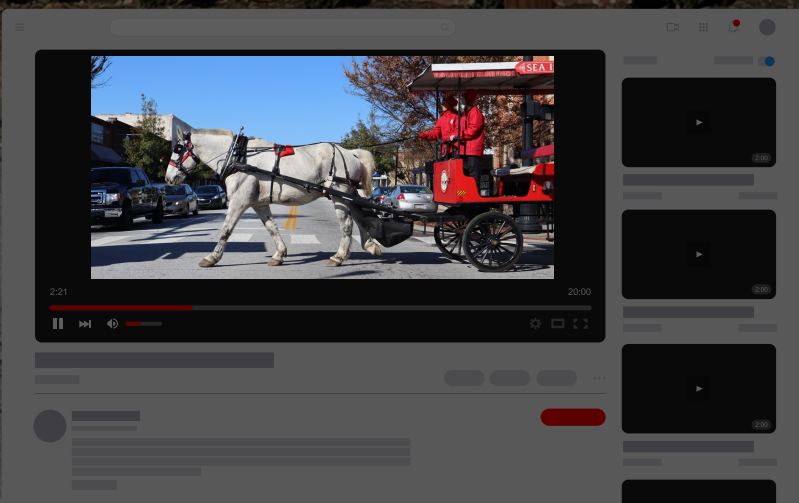


Tourism

In 2021 we saw visitors from 11 different states and 79 different zipcodes. Our Largest group of attendees were from the 29644 accounting for 24% of passengers as compared to 2020 15.2% of passengers were from 29644.

Online Impact

Impressions + 82.9%
Engagement + 129.7%
Website clicks +260.3%



FOUNTAIN INN
est 1886

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

January 13, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested: January 13, 2022****Ordinance/Resolution Caption:**

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

Summary Background:

AX2021-5 would annex approximately 93 acres at 110 Lafayette Avenue into the City limits of the Fountain Inn; zone TMS# 0556010100400 to R-12, Residential District and assign the parcel to Council Ward 4.

This tract of land is currently accessible from a dirt road extension of Hellams Street and a residential driveway located on TMS# 0557000101500 (Shellstone Park subdivision).

The applicants, DJ Acquisitions LLC and Doran Companies, are requesting annexation in order to explore developing a residential subdivision. The current property owner is Hinson Dianne T Revocable Trust.

The current zoning is R-S, Residential Suburban in Greenville County. Upon annexation the request is to rezone R-12, Residential, a Medium-Low Density zone per the 2017 Fountain Inn Master Plan. R-12 zoning allows for lots greater than 12,000 sq. ft. or 3.6 units per acre of development (15%-30% open space).

The Planning Commission voted unanimously (6-0) in favor of the annexation and zoning at the November 15, 2021 public hearing. No persons spoke in opposition at the hearing; however, staff has received fourteen phone calls, four emails, and two office visits regarding the notice signs posted near the property between November 15th and December 1st. All parties lived in the Shellstone (County) and Garrett Springs (City) communities.

Impact If Denied:

The parcel would remain in unincorporated Greenville County under R-S Suburban zoning. City of Fountain Inn limits to the north would continue as isolated neighborhoods connected only by a gas line easement, disjointing city services. The property is already served by Fountain Inn Fire.

Impact If Approved:

The large parcel would be added to city limits and rezoned to R-12, Residential District. The city does not have a R-S, Suburban zoning category. Per the applicant, the parcel would be developed as a single-family detached subdivision if approved. Any subdivision must first be approved by the Fountain Inn Planning Commission and meet local Land Development Regulations, including for road access, connectivity, and lot density.

An enclave surrounded by city limits on three sites would be eliminated, creating a more uniform city boundary.

Financial Impact:

Ninety three (93) acres would be added to the limits of Fountain Inn requiring sanitation and police services. Revenue would increase as a result of building permits should a subdivision be developed and meet LDR's.

ORDINANCE

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

WHEREAS, DJ Acquisitions Limited Liability Company, on behalf of Dianne Hinson, has filed a proper petition with the City of Fountain Inn using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of S.C. Code Ann. § 5-3-150(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing 92.9 acres more or less, situate, lying and being at 110 Lafayette Avenue in the City of Fountain Inn, Greenville County, South Carolina, and described as follows:

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

GREENVILLE COUNTY TMS # 0556010100400

and,

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

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

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

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City of Fountain Inn effective on the date of the passage of this Ordinance, including (any or all) abutting SCDOT (or other public) right of way.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of R-12, Residential District.

Section 3. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward 4.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its

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

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

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

DONE IN REGULAR MEETING THIS ____ DAY OF _____ 2021.

SIGNATURE OF MAYOR:

George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

David W. Holmes
City Attorney

FIRST READING:
SECOND READING:

EXHIBIT A

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, NEAR THE TOWN OF FOUNTAIN INN, OR DURBIN CREEK, CONTAINING 93 ACRES, MORE OR LESS AS SHOWN ON A PLAT MADE BY W.J. RIDDLE ON SEPTEMBER 10, 1942 AND BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH SAID PLAT, TO WIT:

BEGINNING AT A STONE AT THE JOINT CORNER OF PROPERTY OF F.A. THOMASON AND MARY K. TEMPLETON, AND RINNING THENCE WITH THE TEMPLETON LINE N. 66 W. 245 FEET, CROSSING A BRANCH, TO AN IRON PIN THENCE N. 86 W. 1617 FEET, CROSSING A ROAD TO AN IRONP IN ON THE SIDE OF THE ROAD IN THE LINE OF PROPERTY OF HAMP BRYSON; THENE WITH THE LINE OF SAID PROPERTY N. 23-30 E. 2344 FEET TO AN IRON PIN; THENCE S. 35-45 E. 575 FEET TO AN IRON PIN NEAR A BRANCH; THENCE WITH THE BRANCH AS THE LINE, THE TRAVERSES OF WHICH ARE DUE EAST 160 EAST, N. 88-30 E. 180 FEET; N. 63 E. 330 FEET TO A POINT NEAR DURBIN CREEK; THENCE CONTNUING WITH DURBIN CREEK AS THE LINE; THE TRAVERSES OF WHICH ARE S. 66-30 E. 363 FEET; S. 71 E. 980 FEET; AND S. 84-30 E. 85 FEET TP THE MOUTH OF A BRANCH IN LINE OF RACE MILLER; THENCE WITH THE BRANCH AS THE LINE, THE TRAVERSES OF WHICH ARE S. 72-30 W. 310 FEET AND S. 38-45 W. 468 FEET TO AN IRON PIN NEAR A BRANCH; THENCE S. 23- E. 105 FEET TO A SWEET GUM; THENCE S. 40-40 1326 FEET TO THE BEGINNING.

AGENDA
FOUNTAIN INN PLANNING COMMISSION
(SPECIAL CALLED HEARING)
City Hall Council Chambers
Monday, November 15, 2021
6:00 PM – 200 N. Main Street

Call to Order Erik Stoddard

Approval of Minutes (October 4, 2021)

FI-2021-028 Public Hearing

Request: Annex and Rezone to R-12, Residential District
Tax Map: 0556010100400
92.9 ac
110 Lafayette Avenue

Applicant: DJ Acquisitions, LLC

City Staff Report Greg Gordos, Zoning Administrator
Shawn Bell, City Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-030 Public Hearing

Request: Annex and Rezone to FRD, Flexible Review District
Tax Map: 0335000100602
13 ac
Wilson Bridge Road

Applicant: Gray Engineering obo Fausto Mancero

City Staff Report Greg Gordos, Zoning Administrator
Shawn Bell, City Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-029

Variance from Land Development Regulations

Request: **Tax Map: 0562010101504**
 4.63 ac
 Triangle Pine Road

Sidewalks at least five feet in width shall be provided along all sides of the land development which abuts a public or private right-of-way
The Fountain Inn Planning Commission may waive this requirement as part of the development plan if it finds that the sidewalks will not be used (present or future).

Board Discussion

New Business

Text Amendment

amend *Land Development Regulations, Section 9.4. - Sidewalks*

Board Discussion

New Business

Text Amendment

amend *Zoning Ordinance, Section 5.6. - C-2, Commercial District.*

Board Discussion

Executive Session

For the receipt of legal advice relating to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege.

After coming out of Executive Session, Commissioners may vote on items discussed during Executive Session

Adjourn

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
November 15, 2021**

DOCKET NUMBER: FI-2021-028

APPLICANT: DJ Acquisitions, LLC
CURRENT OWNER: Diane Hinson Revocable Trust

PROPERTY LOCATION: 110 Lafayette Avenue

TAX MAP NUMBER: 0556010100400

ACREAGE: ~92.9 ac

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

REQUEST: ANNEXATION
REQUESTED ZONING: R-12, Residential District

Existing Land Use: Vacant

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

Adjacent Zoning: North: R-S, Residential Suburban (Greenville County); FRD, R-15, Residential (Fountain Inn); PD, Planned Development
East: unzoned (Greenville County, Laurens County)
South: R-7.5, Residential District (City of Fountain Inn)
West: R-S, Residential Suburban (Greenville County)

ANALYSIS:

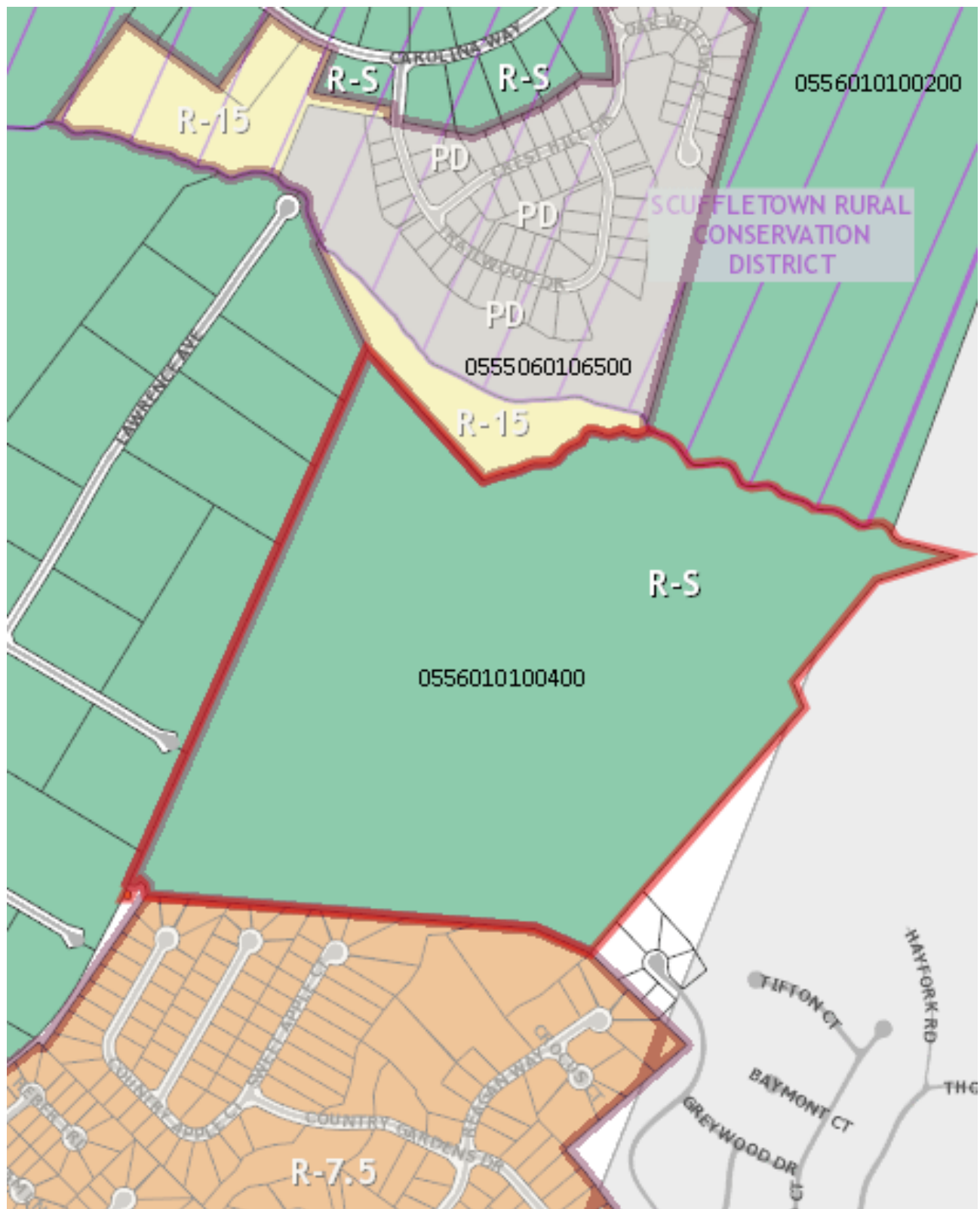
The subject property is colloquially known as the Hinson tract, ninety-three acres sandwiched between two subdivisions in the City of Fountain Inn. Access is either found as a private residence off Lafayette Drive or along a dirt road extension of Hellams Street.

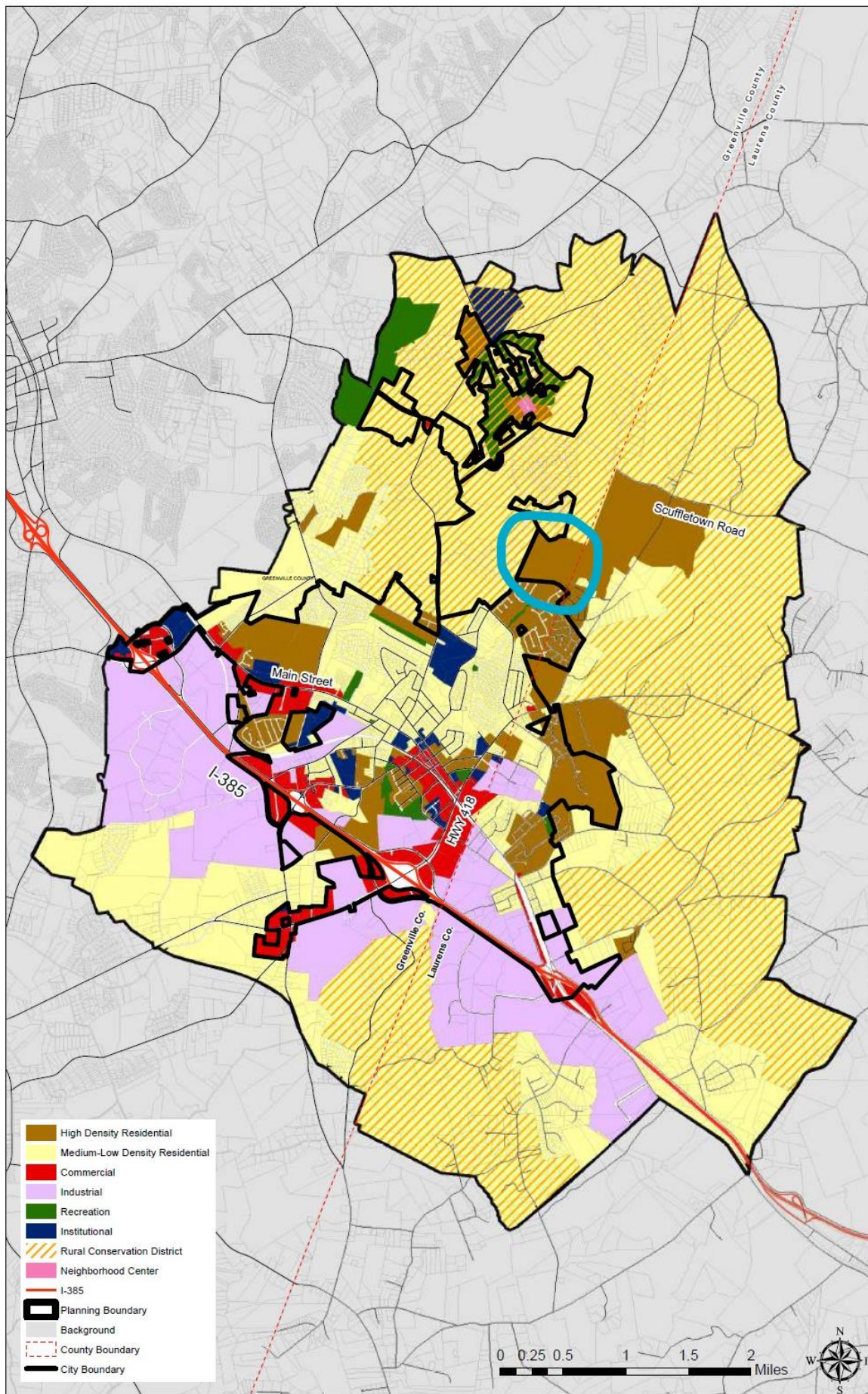
The applicant is seeking annexation in order to rezone from R-S, Residential Suburban to R-12, Residential District to explore development of a single-family residential subdivision. While the tract is a natural fit for annexation due to its location and the act of annexation's elimination of an enclave (absent of city services), questions regarding ingress/egress and the adjacency to Shellstone subdivision make zoning a key recommendation. The Future Land Use Map recommends high-density for this property and those adjacent to it.

Aerial Map (source: Greenville County GIS):



Zoning Map (source: Greenville County GIS):





Condition of Lafayette Avenue (2012):



Driveway access to 110 Lafayette Avenue, Shellstone:



ANALYSIS:

110 Lafayette Avenue is a single family home located on nearly one hundred acres. It is accessed off a small single-family lot on Lafayette Avenue in the Shellstone subdivision, a community of large lots outside Fountain Inn municipal limits. County Gardens is immediately to the south, while Timberland Trail is immediately to the north, both in the city. A gas line easement connects these two communities. The Hinson's property at 110 Lafayette is considered a gap or enclave where it is surrounded by the city on at least two sides.

Secondary access of the property can be found on an extension of Hellams Street, but the condition, ownership, and width of Hellams at this location is complex. This road exists on paper but maintenance (county, city, private) is unclear at this time.

TMS #0556010100400 is currently zoned R-S, Residential Suburban outside city limits. Adjacent parcels within the City are zoned with R-7.5 Residential (County Gardens), R-15 (George Bomar Living Trust) or PD, Planned Development (Timberland Trail, Eagle Springs). The City of Fountain does not have a R-S, Residential Suburban zoning category so annexation requires rezoning the property. It is presumed that annexation is a precursor to residential development of the property in the form of a major subdivision. No adjacent properties are zoned R-12, Residential District.

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

High Density Residential

Definition: High Density Residential is equivalent to any multi-family zoning district (up to 14.5 units per acre) or single-family districts zoned R-10, single-family residential (4.4 or units per acre or minimum lot sizes of 10,000 square feet) or R-7.5, single-family residential (5.8 or units per acre or minimum lot sizes of 7,500 square feet)

The applicant is requesting R-12, Residential zoning. This zone is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

Zoning R-12, Residential District would be a downzone in regard to consistency with the Future Land Use Map. The Future Land Use map encourages High Density Residential Uses (R-10, R-7.5, R-M) for this tract.

However, staff agrees that a Medium-Low Density is appropriate when this parcel is considered alone vs. joined with others for consideration of annexation. The property as exists today has poor connectivity and accessibility, with the primary entrance along a Greenville County road in an existing subdivision (Shellstone). TMS# 0557000101500 would also be impacted.

Annexing Tap Map #0557000101400 would extend the city limits of Fountain Inn further to the north, towards existing city subdivisions in the Jones Mill/Scuffletown region. It would "fill-in" an exclave that exists between current city services and more efficiently expand the city limits of the town. A previous annexation uses a thin "10' Connector Strip" along a gas line on this parcel.

STAFF RECOMMENDATION:

Annex and rezone to Residential District. R-15 would best match adjacent parcels in the area.



100 PERCENT PETITION FORM

TO THE MAYOR AND COUNCIL OF THE CITY OF FOUNTAIN INN

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Fountain Inn by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Address of Property to be Annexed: 110 Lafayette Avenue, Fountain Inn, South Carolina, 29644

The property is designated as follows on the County tax maps: PIN: 0556010100400

It is requested that the property be zoned as R-12

Deed Book: 2591

Deed Page: 1622

BUSINESS NAME: DJ Acquisitions, LLC

Dianne Hinson Revocable Trust

NAME OF PROPERTY OWNER(S) or MEMBER'S NAMES (LLC),

Dianne Hinson

Dianne Hinson

Print Name(S)

9/30/2021

Date

Contact: Cody Dietrich

7803 Glenroy Road, Suite 200, Bloomington, MN 55439

Mailing Address

952-288-2089

Contact Phone Number

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date: _____



January 13, 2022, Regular Council Meeting Agenda Item Summary

Presented By:

Shawn Bell, City Administrator

Staff Recommendation

Naomi Reed, Assistant City Administrator/CFO

Agenda Item Wording

Approve Resolution 2022-01 to authorize the City Administrator to execute agreements to fund eligible expenses not to exceed \$427,583.12 as reflected in Exhibit A.

Background Information

The City of Fountain Inn has been awarded a total of \$5,197,989.

The United States Department of Treasury has published an updated Interim Final Rule on the use of the SLFRF funds, and comments to this ruling were closed on July 16, 2021. The Interim Final Rule defines eligible categories for the use of ARPA funds to include:

- **Support public health expenditures**
- **Address negative economic impacts caused by the public health emergency**
- **Replace lost public sector revenue**
- **Provide premium pay for essential workers**
- **invest in water, sewer, and broadband infrastructure**

City staff has gathered a list of recommendations regarding the use of ARPA funds from all departments. A workshop was held on October 28, 2021, summarizing U.S. Department of Treasury Guidance and to discuss time sensitive eligible projects to be funded with ARPA proceeds.

On December 9, 2021, City Council approved the funding of various eligible projects not to exceed \$1,710,000 for ARPA Funding Request Package #1.

The appropriation is recommended to be reflected in an ordinance to amend FY 2021-2022 Budget Ordinance 2021-5. Future appropriations will require approval by City Council and will be reflected in the appropriate budget amendment.

Previous Relevant Action

Resolution 2021-9 - Resolution to designate a point of contact as it relates to ARPA Funds

Resolution 2021-10 - Resolution to accept and receive funding under American Rescue Plan Act (ARPA) and hereby accepts the allocation of \$5,197,989 of Fiscal Recovery Funds from the United States Department of Treasury; and authorize the City Administrator to proceed with projects not to exceed \$1,720,915.

Staff Recommendation

Staff recommends Council approve Resolution Number 2022-01; to authorize the City Administrator to execute agreements to fund various eligible projects as deemed necessary by the City Administrator not to exceed \$427,583.12.

Attachments

Exhibit A - [ARPA Funding Request Packet for Proposed Projects Not to Exceed \\$427,583.12](#)

Resolution 2022-01

AMERICAN RESCUE PLAN ACT REVENUE - FISCAL YEAR 2022

WHEREAS, on March 11, 2021, the President of the United States signed into law House Bill 1315, the American Rescue Plan Act of 2021, (ARPA), to provide continued relief from the impact of the Covid-19 pandemic; and

WHEREAS, on May 10, 2021, the United States Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds (the “Fiscal Recovery Funds” or CSLFRF), established by ARPA, to provide \$350 billion in emergency funding for eligible state, local, territorial, and Tribal governments to recover from the COVID-19 pandemic; and

WHEREAS, the City of Fountain Inn has been negatively impacted by the COVID-19 pandemic; and

WHEREAS, the City of Fountain Inn has been awarded a total of \$5,197,989 in funding; such funding is to be received in two tranches, one half within 30-45 days and the remaining funding approximately 12 months later, and

WHEREAS, the City of Fountain Inn has applied for the initial funding as of September 24, 2021; and

WHEREAS, the United States Department of Treasury has adopted guidance regarding the use of ARPA funds; and

WHEREAS, the City of Fountain Inn, in response to the pandemic, has had expenditures and anticipates future expenditures consistent with the United States Department of Treasury’s ARPA guidance; and

WHEREAS, ARPA permits the City to use the Fiscal Recovery Funds to cover eligible costs incurred during the period beginning March 3, 2021, and ending December 31, 2024; and

WHEREAS, the City of Fountain Inn must agree to specific Terms and Conditions set forth by the United States Department of Treasury as part of accepting the funds and ensure compliance of the same for subrecipient grantees as outlined in the most recent guidance published by the Department of Treasury

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fountain Inn.

That the City of Fountain Inn is authorized to accept and receive funding under American Rescue Plan Act (ARPA) and hereby accepts the allocation of \$5,197,989 of Fiscal Recovery Funds from the United States Department of Treasury; and authorize the City Administrator to proceed with projects not to exceed \$2,148,498.12 to fund project authorized in Funding Packet #1 and Funding Request Packet #2.

BE IT FURTHER RESOLVED, by the City Council of the City of Fountain Inn, South Carolina:

That City Council will adopt an amendment to FY 2021-2022 Budget Ordinance 2021-5 for the revenue and expenditures of the ARPA funds and related projects.

That the City Administrator shall administer the fund in strict adherence to the City of Fountain Inn's Financial Policies and the City of Fountain Inn's Procurement Ordinance.

That expenditures can only be used to cover costs of the City of Fountain Inn incurred by December 31, 2024, and for eligible uses as defined by the American Rescue Plan Act of 2021. Expenditures in this fund will comply with the other related aspects of the American Rescue Plan Act of 2021 and will adhere to additional and amended guidelines as set forth by the federal government in the allocation or distribution of said funds. Appropriations for the fund are deemed to be on a continuing basis and will continue in effect until the purposes have been achieved, said funds are expended, or December 31, 2026 (or consistent with additional guidelines as set forth by the federal government). Until the appropriations are approved by City Council, the funds will remain in the fund balance of the American Rescue Plan Fund.

This resolution shall take effect upon its adoption by City Council.

DONE in Regular Meeting duly assembled this 13th day of January 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

Sandra H. Woods
City Clerk

APPROVED AS TO FORM:

David W. Holmes
City Attorney

Proposed ARPA Funding Request Packet #1

Total Funding: \$5,197,988.79

First Tranche \$2,598,994.40

Eligible Use	Sub-Item	Amount	Total	Expenditure Category
Premium Pay	Eligible Premium Pay	\$760,000.00		EC4
			\$760,000.00	
Revenue Loss	Woodside Streetscape - SCDOT	\$400,000.00		EC6
	Financial ERP Software Upgrade	\$50,000.00		EC6.1
			\$450,000.00	
Relaunch Grants	Aid to Non Profit Organizations	\$100,000.00		EC2.10
	Aid to Tourism Travel and Hospital	\$100,000.00		EC2.11
			\$200,000.00	
Infrastructure	Sewer System Survey	\$300,000.00		EC5.5
			\$300,000.00	
	GRAND TOTAL		\$1,710,000.00	
	<i>Less First Tranche</i>		<i>\$2,598,994.40</i>	
	<i>Balance / Carry Forward</i>		<i>\$888,994.40</i>	

Proposed ARPA Funding Request Packet #1

Total Funding: \$5,197,988.79

First Tranche \$2,598,994.40

Eligible Use	Sub-Item	Amount	Total	Expenditure Category
Premium Pay	Eligible Premium Pay	\$760,000.00		EC4
			\$760,000.00	
Revenue Loss	Woodside Streetscape - SCDOT	\$400,000.00		EC6
	Financial ERP Software Upgrade	\$50,000.00		EC6.1
			\$450,000.00	
Relaunch Grants	Aid to Non Profit Organizations	\$100,000.00		EC2.10
	Aid to Tourism Travel and Hospital	\$100,000.00		EC2.11
			\$200,000.00	
Infrastructure	Sewer System Survey	\$300,000.00		EC5.5
			\$300,000.00	
	GRAND TOTAL		\$1,710,000.00	
	<i>Less First Tranche</i>		<i>\$2,598,994.40</i>	
	<i>Balance / Carry Forward</i>		<i>\$888,994.40</i>	

Proposed ARPA Funding Request Packet #2

\$ 5,197,988.79 Total Funding

\$ 2,598,994.40 First Tranche

\$ 1,710,000.00 Total Funding Request #1

\$ **888,994.40** Balance Remaining to be Allocated

Sub-Item	Amount	Total
Eligible Premium Pay	\$324,627.00	
		\$324,627.00
300 Wall Street Upgrade - Council Chambers		
Audio Visual Upgrades	\$23,570.00	
Audience Displays	\$2,500.00	
Dais Material and Labor	\$15,000.00	
		\$41,070.00
Splash Pad - Outdoor Seating Preparation	\$8,036.12	
Sanctified Hill Construction Documents - Task 2	\$37,100.00	
		\$45,136.12
City Hall Building Improvements		
Convert Chamber to Office Space	\$16,750.00	
		\$16,750.00
TRANCHE 2 GRAND TOTAL		\$427,583.12
<i>Tranche 1: Balance / Carry Forward</i>		<i>\$888,994.40</i>
<i>Balance / Carry Forward</i>		<i>\$461,411.28</i>

AN ORDINANCE

TITLE: AN ORDINANCE TO PROHIBIT THE OPERATION OF TRUCKS WITH OVER SIX WHEELS ON GULLIVER STREET (S 1165) BETWEEN S. WESTON STREET AND GULLIVER STREET (S-23-217), AND ON CANNON AVENUE (S 895) BETWEEN S. WESTON STREET AND GULLIVER STREET (S-23-217); AND VARIOUS MATTERS RELATED THERETO.

WHEREAS, Gulliver Street (S 1165), Gulliver Street (S-23-217) and Cannon Avenue (S 895) are owned by the South Carolina Department of Transportation (“SCDOT”); and

WHEREAS, the properties abutting Gulliver Street (S 1165) and Cannon Avenue (S 895) consist primarily of residential land use and recreation; and

WHEREAS, trucks with six wheels or more are using Gulliver Street (S 1165) and Cannon Avenue (S 895) to access Gulliver Street (S-23-217) and S. Weston Street; and

WHEREAS, Section 19-4, Authority of Council to Regulate Traffic, Paragraph (d) of the Code of Ordinances of the City of Fountain Inn provides that the City Council can approve the designation of truck routes, including upon state highways within the city limits with the approval of SCDOT; and

WHEREAS, viable and more appropriate alternative routes exist for truck traffic via Gulliver Street (S-23-217), S. Weston Street and Industrial Boulevard; and

WHEREAS, in light of the foregoing, City Council desires to prohibit through trucks on Gulliver Street (S 1165) and Cannon Avenue (S 895) as provided hereinafter; and

WHEREAS, SCDOT has provided written concurrence for the truck route restrictions contemplated herein;

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

Section 1. Truck Route Restrictions. It shall be unlawful for any person to operate on Gulliver Street (S 1165) between S. Weston Street and Gulliver Street (S-23-217), and on Cannon Avenue (S 895) between S. Weston Street and Gulliver Street (S-23-217) any vehicle with more than six wheels except as may be necessary to make deliveries or pick up freight for properties abutting said streets with no other access.

Section 2. The City Administrator is hereby authorized to cause the appropriate signage to be posted in order to give effect to the purposes of this Ordinance.

Section 3. Effective Date of the Ordinance. This ordinance shall become effective upon final approval by Council after second reading and signing by the Mayor.

SIGNATURE OF MAYOR:

George Patrick McCleer, Jr.

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

David W. Holmes
City Attorney

FIRST READING: _____
SECOND READING: _____



Fountain
Inn

Application for Service
City of Fountain Inn - Boards and Commissions

Name: AJ Dearybury Home Phone: 864-409-2254

Home Address: 417 Fountainbrook Ln Zip: 29644

Mailing Address (If different): _____

E-Mail Address: anjeanette1@charter.net

Board/Commission Preference: BZA

City of Fountain Resident: ☒ Yes ☐ No County: Laurens

City Ward (Please Circle One) 1 2 (3) 4 5 6 Mayor

Daytime/Business Telephone Number: 864-607-4645

Business/Firm: Carol Simpson Law Offices

Business Address: 47 greenland Dr Ste A Zip: 29615

Position/Occupation: office manager

How did you hear of City Boards and Commissions? ☒ City Staff ☐ City Council Member
Other _____

Background information you consider important to this application (including education, family, civic interest/organizations, etc.) served on City Council

Reasons for wanting to serve on a City Board/Commission: want to continue to serve in some capacity

List any governmental Boards/Commission on which you are currently serving on or have served on in the past:
President of Fountainbrook HOA & member of board 2016-2021
Foster Care Review Board,

Please read carefully the following statement before signing: I am willing to devote the time necessary to carry out the responsibilities and requirements of serving on a City of Fountain Inn Board/Commission.

Signature: AJ Dearybury Date: 12/8/2021

RETURN APPLICATION AND/OR RESUME TO:

Clerk of Public Works • City of Fountain Inn • 315 North Main Street • Fountain Inn, SC 29644