



MINUTES

Thursday, February 10, 2022 - 6:00 PM
Meeting Location: Judicial Building, 300 Wall Street

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiYlrM1NUcM8Ea8BLXCfA>

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present except Councilmembers Thomason and Don.

Staff present: Shawn Bell, David Holmes, Sandra Woods, Kate Kizito, Naomi Reed, Rebecca Ward, Russ Slatton, Ronnie Myers, Eduardo Noriega, Chad Chandler, Greg Gordos

2. Invocation and Pledge of Allegiance

Mayor McLeer gave the invocation.

3. New Employee Introduction

Gas Department: Neil Moffett, Underground Installation

Finance Department: Kira DeLoache, Finance Manager

4. Proclamation

a. Black History Month

Mayor McLeer proclaimed, for the first time in the city's history, February as Black History Month in Fountain Inn.

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.

Pete Rink, Shellstone Subdivision Building Committee - requested the city to install additional fire hydrants, "no outlet "signs, and additional speed limit signs.

6. Presentation

a. Reeves and Young, Public Utilities Building

Jennifer Kinsey, Reeves Young, LLC reviewed the design/construction plans for the new Fountain Inn Utilities Facility at 437 Boyd Street.

b. Main Street Update - Kate Kizito

Kate Kizito, Public Relations Manager, reviewed the "Main Street Fountain Inn" program.

<https://www.fountaininn.org/DocumentCenter/View/1078/Feb-Main-Street-Presentation>

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. Approve January 13, 2022 Regular Council Meeting Minutes

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to Approve the January 13, 2022 Regular Council Meeting Minutes. The motion carried unanimously 5/0.

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

a. January 2022 Reports

Shawn Bell reviewed January events with Council.

9. Public Hearing

a. 2022 Annual Action Plan, Imma Nwobodu, GCRA

Imma Nwobodu, Program Director, Greenville County Redevelopment Authority, presented the CDBG and HOME Fund allocation for Program Year 2022.

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$94,167	\$36,479
Program Income	\$ 3,000	\$ 6,000
Total	\$97,167	\$42,479

HOME funds in the projected amount of \$42,479 or such other amount as may be received in HOME funds in the 2022 program year to be used

for new construction and rental reserve activity for eligible property and serving low- and moderate-income applicants in Sanctified Hill communities and as well as scattered sites in the City of Fountain Inn.

CDBG funds in the projected amount of \$97,167 or such other amount as may be received in the 2022 program year to be used on the following activities: the amount of \$10,000 shall be used for public service activities, \$27,167 for rehabilitation program; \$30,000 for façade improvement program; and \$30,000 for economic development loan 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.

Mayor McLeer asked if anyone from the public would like to speak. There being none, Mayor McLeer closed the Public Hearing.

10. Unfinished Business -

a. Second Reading, AX 2021-5 Lafayette Avenue Annexation

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, to 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 annexation and zoning at the November 15, 2021 public hearing. No persons spoke in opposition at the hearing.

Motion by Councilmember Blackstone, second by Councilmember Sanders to Approve on second Reading, AX 2021-5 Lafayette Avenue Annexation.

The motion carried unanimously 5/0.

b. Second Reading, 2022-001 Truck Sign Ordinance

Mr. Bell stated that this ordinance prohibits the operation of trucks with over six wheels on Gulliver Street between S. Weston Street and Gulliver Street, and on Cannon Avenue between S. Weston Street and Gulliver Street; and various matters related thereto. Mr. Bell stated that residents that live on those streets have complained about excessive traffic by 18 wheelers.

Motion by Mayor McLeer, second by Councilmember Garrett to Approve Second Reading, 2022-001 Truck Sign Ordinance.

The motion carried unanimously 5/0.

11. New Business -

a. Approval of Notice to Proceed of Public Works/Natural Gas Facility project

Shawn Bell requested Council approve the "Notice to Proceed" requesting Reeves Young, LLC as the Design-Builder of record for the design and construction of the Fountain Inn Utilities Facility at 437 Boyd Street, Fountain Inn, South Carolina, effective February 10th, 2022.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to Approve the Notice to Proceed to request Reeves Young as the Design-Builder on the Public Works/Natural Gas Facility project.

The motion carried unanimously 5/0.

b. R 2022-4 Annual Action Plan

Motion by Councilmember Blackstone, second by Councilmember Garrett to Approve R 2022-4 Annual Action Plan that was presented during the public hearing.

The motion carried unanimously 5/0.

c. R 2022-2 2022 Safety Statement

Motion by Councilmember Blackstone, second by Mayor Pro Tem Clemmer to Approve R 2022-2 Safety Statement as presented.

The motion carried unanimously 5/0.

d. Approval of Main Street Improvement Grant Program

Mr. Bell reviewed three eligible Main Street Improvement Program Grants that will be funded from the American Rescue Act. 1. Outdoor Expansion

and Beautification Grant; 2. Facade Improvement Grant; 3. Outdoor Seating and Accessories for Tourism and Hospitality Business Grant.

Motion by Mayor McLeer, second by Councilmember Garrett to Approve the Main Street Improvement Grant Program as presented.

The motion carried unanimously 5/0.

e. R 2022-3 ARPA #3

Shawn Bell stated 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.

On January 13, 2022, City Council approved the funding of various eligible projects not to exceed \$427,583.12 for ARPA Funding Request Package #2.

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

Staff recommends Council approve Resolution Number 2022-03; to authorize the City Administrator to execute agreements to fund various eligible projects as deemed necessary by the City Administrator not to exceed \$250,000.

Proposed ARPA Funding Request Packet #3

Total Funding \$ 5,197,988.79
 First Tranche \$ 2,598,994.40
 Total Funding Request #1 & #2 \$ 2,137,583.12
 Balance Remaining to be Allocated \$ **461,411.28**

Sub-Item	Amount	Total
Main Street Facade Grant Program	\$100,000.00	
		\$100,000.00
Comprehensive Plan Update and Zoning Updates	\$100,000.00	
		\$100,000.00
Community Works Partnership Grants	\$50,000.00	
		\$50,000.00

TRANCHE 3 GRAND TOTAL	\$250,000.00
Tranche 2: Balance / Carry Forward	\$461,411.28
Balance / Carry Forward	\$211,411.28

Motion by Mayor McLeer, second by Mayor Pro Tem Clemmer to Approve R 2022-3 ARPA #3.

The motion carried unanimously 5/0.

f. Approval of Natural Gas AMA Contract

Eduardo Noriega stated FING has used an outside natural gas asset manager to manage all aspects of the natural gas capacities since 2007. Our current agreement ends March 31st. An RFP was advertised and he invited 24 companies to bid. Only 4 replied. Mr. Noriega recommended to remain with BP for another 3 years. This will ensure a stable management and price structure that our customers have come to

depend on throughout the years.
BP Energy was the lowest cost provider compared against 3 other reputable national providers of gas management services. The approximate annual expense (which includes the cost of gas) is \$3,280,332.

Motion by Councilmember Sanders, second by Councilmember Blackstone to Approve the Natural Gas AMA Contract.

The motion carried unanimously 5/0.

12. Executive Session -

Motion by Councilmember Blackstone, second by Councilmember Sanders to meet in executive session.

The motion carried unanimously 5/0.

- a. **Discussion of negotiations incident to proposed contractual arrangements concerning property located at Greenville County Tax Map # 0345000100600**
- b. **For the receipt of legal advice concerning a pending claim with regard to planning and zoning.**

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

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

Motion by Mayor Pro Tem Clemmer, second by Councilmember Sanders for Council to come out of Executive Session.

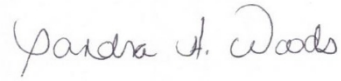
The motion carried unanimously 5/0.

Mayor McLeer stated that no votes were taken while in Executive Session.

13. Adjourn

Motion by Councilmember Sanders, second by Councilmember Garrett to Adjourn the meeting.

The motion carried unanimously 5/0.

A handwritten signature in dark ink, reading "Sandra H. Woods". The signature is written in a cursive, flowing style.

Sandra H. Woods
City Clerk