



**City of Fountain Inn  
Council Meeting Minutes  
November 8, 2018 ~ 6:00 PM ~ Council Chambers**

The following members of City Council were in attendance: Mayor Sam Lee, Phil Clemmer, Matthew King, John Mahony, Michael Maier and Rose Ann Woods. Councilmember Anthony Cunningham was not in attendance.

Others Present: Russell Alexander, Shawn Bell, Roger Case, Tammy Finley, Ross Fletcher, Russell Haltiwanger, Michael Hamilton, David Holmes, Naomi Reed, Ashlee Tolbert, Sandra Woods

Visitors: 58

**Call to Order** – Mayor Sam Lee

**Invocation** – Pastor, Chris Curtis, Grace Church

**Pledge of Allegiance**

**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.

October 4, 2018 Council Work Session Minutes

October 11, 2018 Regular Council Meeting Minutes

November 1, 2018 Special Called Meeting Minutes

October 2018 Preliminary Financial Report

Motion by Councilmember Mahony, second by Councilmember Clemmer to approve the consent agenda as presented. The motion passed unanimously 6/0.

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**Public Forum** – Persons wishing to speak must sign up 15 minutes prior to the commencement of the meeting. Signups will be on a first come, first served basis. Your remarks will be limited to 3 minutes.

The following citizens spoke in opposition to the gravity flow sewer line proposed to go through the Hughes and Willett properties on Jones Mill Road.

George Hughes  
Susan Hughes  
Rebecca Holmes  
Rebecca Willett  
Al Futtrell  
Jonathan Holmes  
Christopher Ellisor  
Jennifer Curtis

**City Administrator’s Report** – Shawn M. Bell  
(Attached)

### **Unfinished Business**

#### **Second Reading – AX 2018-003 Valley View Road**

Mr. Bell explained that the subject property is located along Valley View Road between Main Street and Georgia Street and adjacent to railroad right-of-way. The 15+ acre parcel is a rectangular shape to the west of Valley View and broken up into two pieces by a parcel containing a storage facility. It is surrounded on three sides by the City; the east side of Valley View Road is also undeveloped land within Greenville County. The property is designated S-1 Service per Greenville County zoning. The property is surrounded by vacant wooded land to the north, south, and east. An established residential neighborhood is directly adjacent to the site to the west. Adjacent properties in the City of Fountain Inn are zoned S-1 and R-7.5 Single family residential. The subject property is considered for High-Density Residential on the 2017 Future Land Use Map. Multi-family and single-family homes (on smaller lots) both fall under High-Density.

The proposed annexation and concurrent rezoning of the subject properties would join property directly adjacent to the city limits and permit a similar land use to those properties adjacent and within the city. The parcel is surrounded by the City limits on three sides and would eliminate “donut holes” or gaps in the city limits to create a contiguous City boundary.

For the proposed rezoning to R-M Residential, Multifamily District., residential lots shall have a minimum width of 60 feet for the first dwelling unit and a minimum of 10 feet additional width for each succeeding dwelling unit per Section 5:2.4-2. of the Fountain Inn, South Carolina – Code of Ordinances. Density requirements for a

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multiple family dwelling or group of dwellings containing three or more dwelling units, or for a group of three or more single-family attached dwelling units, shall be based on 9,000 square feet for the first unit, and 3,000 square feet for each succeeding dwelling unit (14.5 units per acre). No minimum lot area is required.

The Future Land Use Map included in this report indicates that this property is outside of the City of Fountain Inn, but future land uses call for High-Density Residential. The request to annex and zone this subject property as R-M Residential, Multifamily District would be consistent with future land use designations in the vicinity. This property will be placed in Council Ward 5.

#### Discussion

Motion by Councilmember Maier, second by Councilmember King to approve AX 2018-003 on Second Reading. The motion passed 5/1. Mayor Lee voted No.

#### **Second Reading – AX 2018-004 Nelson Drive**

Mr. Bell stated the subject property is located along North Nelson Drive immediately southwest of Interstate 385. Milacron Drive (Route 418) is located south of the site and the exit ramp for this road off of the interstate forms the eastern boundary of the parcel. Shaw Industries is west of the site. The large wedge shaped parcel currently lies outside the City of Fountain Inn and is surrounded on a City parcel to the south and on all other sides by road right-of-way. The property is designated Unzoned per Greenville County zoning. The property is surrounded by vacant wooded land to the south and west. Adjacent properties in the City of Fountain Inn are zoned C-2 Commercial zoning to the south and I-2 zoning to the southwest and considered Commercial and Industrial on the 2017 Future Land Use Map. The subject property is shown as Commercial.

The proposed annexation and concurrent rezoning of the subject properties would join property directly adjacent to the city limits and permit a similar land use to those properties adjacent and within the city. The parcel is surrounded by the City limits on all sides (N. Nelson Drive and the exit ramp are within the City of Fountain Inn) and would eliminate “donut holes” or gaps in the city limits to create a contiguous City boundary.

For the proposed rezoning to C-2 Commercial district, all buildings and structures shall be set back from all street right-of-way lines not less than 35 feet per Section 5:6.4-1. of the Fountain Inn, South Carolina – Code of Ordinances. No side setback is required except on corner lots and lots adjacent to any residential district.

Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9. Off-street loading shall be provided in accordance with the provisions set forth in Article 7, Section 10.

The Future Land Use Map included in this report indicates that this property is outside of the City of Fountain Inn but future land uses call for Commercial. The request to

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annex and zone this subject property as C-2, Commercial District would be consistent with future land use designations in the vicinity and will be placed in Council Ward 5.

Motion by Councilmember Clemmer, Second by Councilmember Woods to approve AX 2018-004 on Second Reading. The motion passed unanimously 6/0.

### **New Business**

#### **Approval of Splash Pad Conceptual Plan at TMS #0357000200602**

Matthew Waschkowski stated that he and the Leadership Goldenstrip Team will begin fund raising \$90,000 through February. Construction should begin March 1, 2019 and be completed by 2019.

Motion by Councilmember King, Second by Councilmember Mahony to approve the Splash Pad conceptual plan as presented. The motion passed unanimously 6/0.

#### **Proposal for Bidding and Construction Administration Services for Woodside Park**

Mr. Bell stated this proposal will allow him to execute an agreement with ADC Engineering who has been engaged with the Woodside Park project for some time now. The services included with this contract will finalize construction documents and bidding of Woodside Park. The cost is a not to exceed amount of \$53,326.78. This is a budgeted item, but the city will receive most of the invoices in the next fiscal year.

Motion by Councilmember Maier, second by Councilmember Mahony to approved the proposal for bidding and construction administration throughout the construction of Woodside Park. The motion passed unanimously 6/0.

#### **First Reading - Ordinance 2018-009 Solid Waste**

Mr. Bell explained this is an Ordinance to amend the Fountain Inn Code of Ordinances Chapter 16 – Solid Waste Management; to clarify the extent of the service that it will provide; to provide to the collection of certain recyclable materials; to establish penalties and remedies for a violation of the chapter; and various provisions relating thereto.

He reminded Council at the October 11, 2018 regularly scheduled City Council meeting, Council unanimously adopted Resolution 2018-008, which confirmed that the City would not collect waste materials other than recyclables, garbage, and rubbish and authorized the enforcement of these provisions, effective January 1, 2019.

Ordinance 2018-009 amends Chapter 16 – Solid Waste Management to provide the following most substantial changes:

- Adds and clarifies many definitions such as bulk waste, cart, construction & demolition debris, commercial container, commercial user, commercial

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contractor, hazardous waste, hired man, multi-family dwelling, recyclables, recycling service, refuse, rubbish, sanitation user, single-family dwelling, small commercial user, solid waste, white goods, and yard debris and/or yard waste

- Adds Article 2 - Enforcement
- Adds Recycling service
- The City will only provide sanitation service to single-family dwellings and small commercial users
  - Will not pickup waste from commercial users, commercial contractors, or multifamily dwellings
- Clarifies that the City will only pickup solid waste, recyclables, and rubbish
  - Bulky waste, construction & demolition debris, hazardous waste, and white goods will not be collected

Motion by Councilmember Clemmer, Second by Councilmember Woods to approve Ordinance 2018-009 Solid Waste on First Reading. The motion passed unanimously 6/0.

#### **First Reading - Ordinance 2018-010 Valley View Sewer Easement**

Mr. Bell stated this is an Ordinance to grant sanitary sewer easements to Valley View Ventures, Inc. over real property owned by the City of Fountain Inn, SC.

The City owns a 6.1-acre piece of property on Valley View road (TMS #0337000100101). An unincorporated piece of property just south of the City-owned land is an 18.524-acre parcel (TMS# 0337000100200) that is up for consideration to be annexed/zoned into the City limits. A developer, Valley View Ventures, Inc., has asked the City of Fountain for two sewer easements so that gravity-flow sewer may serve the development on the 18.524-acre property.

The City-owned property has some construction challenges including creeks, a flood zone, and a power line, which makes the property difficult to develop. The City has preliminary plans to construct a dog park on this property if it is feasible. Valley View Ventures, Inc. agrees to perform grading and clearing on the site of the proposed dog park in exchange for the easements.

Motion by Councilmember King, second by Councilmember Clemmer to approve Ordinance 2018-010 Valley View Sewer Easement on First Reading. The motion passed unanimously 6/0.

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### **R 2018 – 011 Education Incentive Pay**

Mr. Bell stated this a Resolution of City Council to approve the education incentive pay policy for employees in the Police and Fire Departments.

#### **Summary Background:**

The City of Fountain Inn recognizes the benefit of having college educated Police and Fire Department employees. It also recognizes that its citizens are provided with a higher level of service when its employees can perform basic, limited, and advanced emergency medical care.

The City has recently lost numerous quality employees in the Police and Fire Departments to higher paying agencies. This policy assists in getting the City's Police and Fire Department salaries more competitive with surrounding agencies.

#### Discussion

Motion by Councilmember Maier, Second by Councilmember Mahony to approve R 2018-011 Education Incentive Pay. The motion passed unanimously 6/0.

### **R 2018 - 010 Classification and Compensation Study**

Mr. Bell stated this is a Resolution of the City Council to require the City Administrator to publish a Request for Proposals from qualified firms to conduct a classification and compensation study for all City employment positions.

He stated the City of Fountain Inn's most recent classification and compensation study by an outside contractor was conducted in 2008. Since that time, many new positions have been created and some have been eliminated. The City's current Human Resources consultant has provided free compensation reports with information gathered primarily from MASC surveys.

The objectives of performing a professional classification and compensation study are to:

- Attract and retain qualified employees.
- Ensure positions performing similar work with essentially the same level of complexity, responsibility, knowledge, skills, and abilities are classified together.
- Provide salaries commensurate with assigned duties.
- Clearly outline promotional opportunities and provide recognizable compensation growth.
- Provide justifiable pay differential between individual classes.
- Maintain a competitive position with other comparable government entities and private employers within the same geographic area.

Mr. Bell stated it will be incumbent upon City Council and City Management to implement the findings of the study.

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Discussion

Motion by Councilmember King, second by Councilmember Clemmer to approve R 2018-010 Classification and Compensation Study. The motion passed unanimously 6/0.

**Planning Commission Appointments - Dan Wilson (Ward 3) and Kathryn Spence (Ward1)**

Motion by Councilmember King, second by Councilmember Woods to appoint Dan Wilson and Kathryn Spence to the Planning Commission. The motion passed unanimously 6/0.

**P-2018-002 Activity Calendar Policy**

Mr. Bell stated that this policy formalizes a policy we have had for several years. The policy states that the city will only put city related events on the city and recreation activity boards.

Motion by Council member Clemmer, second by Councilmember Maier to amend P 2018-002 to amend the policy to include the city hall and activity center activity board. The motion passed unanimously 6/0.

Motion by Councilmember Clemmer, second by Councilmember Mahony to approve P 2018-002 Activity Calendar Policy. The motion passed unanimously 6/0.

**Executive Session – For the discussion of the appointment, employment, compensation, or release of two employees.**

Upon returning to open session, Council may take action on items discussed in Executive Session.

Motion by Councilmember King, second by Councilmember Mahony to meet in executive session. The motion passed unanimously 6/0.

Back in regular session.

Mayor Lee stated that no votes were taken during executive session.

**Next Meeting** – Monday, December 3, 2018 at 6:00 pm.

**Adjourn**

Motion by Councilmember King, second by Councilmember Clemmer to adjourn the meeting at 7:35 pm. The motion passed unanimously 6/0.

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*Sandra H. Woods*

**Sandra H. Woods, CMC**  
**City Clerk**



## **CITY ADMINISTRATOR REPORT**

Agenda Date: November 8, 2018



To: Mayor and City Council

From: Shawn M. Bell, City Administrator

### **Administration**

- Wayfinding Master Plan
  - Consultant is finalizing the Master Plan for Council to review
- Woodside Connector Project
  - Still awaiting signatures from SCDOT
- Woodside Streetscape
  - Still awaiting copy of fully executed SCDOT agreements and invoice
  - Arbor Engineering and SCDOT are working together to get final construction plans
- Woodside Mill District Development (Diamond Tip/Valley View property exchange)
  - SC Dept. of Parks, Recreation & Tourism not returning calls or emails regarding the status of this project

### **Special Events and Community Development**

- Christmas Festival: December 6<sup>th</sup> – 22<sup>nd</sup>
  - Carriage rides will be held on Wednesday through Sunday
  - City-wide House Decorating Competition
    - MUST fill out application to be entered:  
<https://www.fountaininnevents.com/christmas-inn-our-town>
    - 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> place winner from each Council Ward
  - Rudolph Run at Night on Dec. 1<sup>st</sup>
  - Christmas parade on Dec. 5<sup>th</sup>
- Staff is in the process of scheduling a neighborhood roundtable meeting with Parks Grove subdivision

### **Natural Gas**

- Deliveries for October 2018
  - 28.15% above average
  - 13.81% higher than October 2017
- Deliveries for the year are 32.34% above last year
  - Seven monthly highs so far this year
- One crew worker vacancy

## **Police**

- New CAD (computer aided dispatch) system launched on Nov. 6
- De-escalation training from MASC held on Nov. 6<sup>th</sup> and 7<sup>th</sup>
- New Sergeant will be selected and announced soon
- No current vacancies

## **Recreation**

- Flag & Tackle Football and Fall Volleyball seasons concluding this week
- Basketball evaluations/practice begin on Nov. 12<sup>th</sup> (22 teams)
- Online registration for the 2018 Rudolph Run at Night open until Nov. 27<sup>th</sup>
- Veterans Day Program at Activities Center on Nov. 9<sup>th</sup> at 11:00 a.m.

## **Fire**

- Conducted a fire extinguisher class for local industries
- Led the kids parade at the annual Parks Grove community night; spoke to children and adults about fire safety
- Gave tours of trucks/equipment and spoke about home fire safety and escape plans to Fountain Inn Elementary, Fountain Inn Daycare, and Golden Strip Child Development Center
- One Firefighter vacancy

## **Municipal Court**

- New front lobby window has been installed for employee safety
- Finalizing plans with SCDOT and Greenville County for parking lot improvements

## **Younts Center**

- Seven Bridges – The Ultimate Eagles Experience
  - November 10
- The 39 Steps - \*An Independent Guest Production
  - November 15-17
- Fountain Inn Chorale Tenth Anniversary Christmas Concert: “World of Glory”
  - November 27
- Christmas with The Ball Brothers
  - November 30
- Younts Christmas Cabaret
  - December 7-15