



**City of Fountain Inn
Council Meeting Minutes
January 9, 2020 - 6:00 PM - 200 N. Main Street, Council Chambers**

The following members of City Council were in attendance: Mayor George Patrick (GP) McLeer, Mack Blackstone, Phil Clemmer, Anthony Cunningham, Anjeanette (AJ) Dearybury, John Mahony and Jay Thomason

Others Present: Russell Alexander, Shawn Bell, Roger Case, Chad Chandler, Tammy Finley, Greg Gordos, Michael Hamilton, David Holmes, Stephanie McCarthy, Ronnie Myers, Edwardo Noriega, Naomi Reed, Allison Wood, Melissa Woods, Sandra Woods, Nancy Yeargin

Visitors: 50

Call to Order – Mayor McLeer

Invocation – Pastor, Chris Jones, Fountain Inn Presbyterian Church

Pledge of Allegiance

Presentations:

10U Football All Stars

Chad Chandler with the Recreation Department presented to Council the 10U Football All Stars 2019 Fountain Inn War Dogs

Outgoing Elected Officials

Mayor McLeer presented plaques of appreciation of service to outgoing Mayor Sam Lee, Councilmember Rose Ann Woods, Councilmember Matthew King and Councilmember Mike Maier. (Sam Lee and Rose Ann Woods could not be present tonight)

Introduction of New Employees

Shawn Bell introduced Nancy Yeargin, Human Resources Manager
Naomi Reed introduced Stephanie McCarthy, Staff Accountant and Allison Wood, Administrative Assistant

2019 CAFR

David McAllister with Manley Garvin presented the 2019 CAFR to Council. A copy of the CAFR may be viewed on the city website www.fountaininn.org.

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.

Fred Payne – 2020 Mobility

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.

December 2, 2019 Council Meeting Minutes
Preliminary November 2019 Financial Report

Motion made by Councilmember Clemmer, second by Councilmember Mahony to approve the consent agenda as presented. The motion carried unanimously 7/0.

City Administrators Report
(attachment 1)

Unfinished Business

Approval of Wayfinding Phase I

Mr. Bell stated a Community Wayfinding Master Plan was completed by MKSK and a project steering committee in November 2018. The Master Plan was adopted unanimously by City Council at the January 10, 2019 City Council meeting. The City issued an RFP for the fabrication and installation of our Wayfinding Signage Master Plan on June 6, 2019. Submissions were due on June 20, 2019 and we only received one proposal... Signs Etc. out of Charlotte, NC. They have a lot of experience implementing similar projects for communities in North and South Carolina. Their price to implement the entire Wayfinding Master Plan is \$278,417. As a point of reference, our consultant had estimated the cost for fabrication & installation would be somewhere between \$153,700 to \$305,400.

Mr. Bell recommended that the City implement this project in two phases. For a cost of \$152,142, Phase 1 would consist of:

- thirteen 6” Vehicular Trailblazers
 - Page 24 of the Master Plan shows what a 6-inch Vehicular Directional sign looks like
 - Pages 34-39 show where the Trailblazer signs are located on a map and what each sign will say
- eleven 4” Vehicular Trailblazers
 - Page 25 shows what a 4-inch Vehicular Directional sign looks like
 - Pages 34-39 show where the Trailblazer signs are located on a map and what each sign will say
- one Large Gateway

- A picture can be found on Page 20
- On page 31, it is indicated on the map by G-03
- one Message Gateway
 - Page 22 shows one side which has a full-color LED Community Message Board, which will replace the service organization sign
 - Page 23 shows the other side, which is simply a Message Monument
 - On page 33, it is indicated on the map by G-13 Impact

Motion made by Councilmember Mahony, second by Councilmember Clemmer to approve Phase I of the Wayfinding Plan.

Discussion

Councilmember Clemmer stated for the record that he does not support the LED's for the Gateways. Mayor McLeer agreed with Councilmember Clemmer.

Motion by Councilmember Dearybury, second by Councilmember Thomason to delete from staff's recommendation the purchase of a LED sign Phase I. The motion carried 6/1. Councilmember Mahony voted no.

Note: Councilmember Cunningham left the meeting after the vote.

New Business

Approval of Addendum #1 to Contract with RCI of South Carolina, Inc.

Mr. Bell stated the City of Fountain Inn entered into a contract with RCI of South Carolina, Inc. for the term March 12, 2013 to December 31, 2016. Addendum #1 extended the terms of the contract from January 1, 2017 to December 31, 2019. The City wishes to retain the services of RCI of South Carolina, Inc., for at least another two-year term. Therefore, the proposed Addendum #2 has a term of January 1, 2020 to December 31, 2022.

RCI of South Carolina, Inc. is a Chapter One Building Code and Chapter 17 Special Inspection Consulting Firm certified by the International Code Council. Their firm acts as the City's Certified Building Official with their team handling plans review, inspections, and a myriad of other related services.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve Addendum #1 with RCI of South Carolina Inc. The motion carried unanimously 6/0.

Approval of Revision to the Natural Gas Department General Billing Policies

Mr. Bell stated every 6 months if needed, the Natural Gas Department reviews and modifies the General Billing Policies in order to ensure they are kept current. City Council is provided with a red-lined version of the revised billing policies in order to show what exactly is being revised.

A summary of the revisions:

- Formatting changes throughout
- Policy #102, Rates and Charges, item c: A Gas Cost Charge for all Dth of metered usage is changed to Weighted average cost of gas
- Policy #103: Termination of Gas Service is a newly proposed policy referencing accounts being closed/finalizing an account
- Policy #105: starter checks are not accepted as a form of payment
- Policy #106: \$450 charge for boring under a road for Residential Service Lines
- Policy #109: FING isn't required to make courtesy calls for anyone with a delinquent account but it is the standard practice; FING will not cut off gas for non-payment when the temperature is at 32 degrees Fahrenheit or below; Once the temperature gets above freezing, FING will resume normal cut-off procedures
- Policy #113: Hedging customers must post an "Irrevocable Letter of Credit"; Co-Applicants cannot make major account changes
- Policy #122: Large Volume Customers-Hedging Gas is a newly proposed policy which sets parameters for customers who wish to hedge

Motion by Councilmember Mahony, second by Councilmember Thomason to approve the revision to the gas department general billing policy. The motion carried unanimously 6/0.

Approval of Woodside Village RFP

Mr. Bell stated Woodside Village consists of three parcels, approximately 40.7 acres. The City owns a vacant 16-acre parcel and the 12.6 acres of recreational property now known as Emanuel Sullivan Sports Complex. A 12-acre parcel is privately owned, but available for purchase. These parcels are located south of Fairview Street and north of N. Woods Drive, with Old Fairview Road to its west, and Woodside Avenue to its east. Diamond Tip Blvd., the road adjacent to the property, was constructed in 2015. Around the same time period, the City also invested in supplying other key infrastructure such as water, sewer, and natural gas utility lines.

Not long after the public investments in infrastructure had been made, it was discovered that 6.836 acres of the land slated for development was encumbered by a previous Land and Water Conservation Fund (LWCF) grant for Woodside Park. In order to unencumber the 6.836 acres, the City was required to work with South Carolina Department of Parks, Recreation and Tourism (SCPRT) and the National Parks Service (NPS) to convert the property in question

from recreation to non-recreation use and establish the LWCF outdoor recreation use boundary on a replacement park, identified as “Valley View Replacement Property”. This land conversion or “land swap” has been a long and arduous process, but it is finally ending; allowing the City to finally develop Woodside Village.

The property is zoned as a Planned Development (PD) which entails specific design standards & guidelines. The intent for this area was to have affordable or workforce residential housing along with mixed-use development. Walkability, complete streets concepts, multi-modal transportation options, and public nodes & gathering spaces were all to be incorporated.

The City has been approached by numerous developers interested in working with the City to accomplish such a project. In 2019, City Council directed staff to develop an RFP to be approved by City Council and issued to the development community. This would give City Council and staff the ability to sell the property to a developer or development team based on specific criteria such as previous experience, concept, architectural theme, and proposed payment amount.

Motion by Councilmember Mahony, second by Councilmember Thomason to approve the Woodside Village RFP. The motion carried unanimously 6/0.

AX – 2020-001 Fountain Inn Drive - First Reading

Mr. Bell stated AX 2020-001 would annex 1.01 acres along Fountain Inn Drive into the City limits of the Fountain Inn; zone TMS# 0556010101519 to R-12, Residential District and assign parcel to Council Ward 1.

The Planning Commission voted unanimously (5-0) in favor of the annexation and zoning at the January 6, 2020 meeting.

Bluewater Civil Engineering spoke on behalf of the applicant, stating that the proposed annexation is in order to combine parcels of land and create a residential subdivision in the subject and adjacent properties zoned R-12.

Motion by Councilmember Clemmer, second by Councilmember Blackstone to approve AX-2020 on first reading. The motion carried unanimously 6/0.

AX – 2020-002 Wilson Bridge Road

Mr. Bell stated AX 2020-002 annexes 94.9 acres along Wilson Bridge Road into the City limits of Fountain Inn; zones TMS #0336000100301 to Flexible Review District (FRD) and a part of TMS #0336000100500 to S-1 Services District; and assigns the parcels to Council Ward 5.

The Planning Commission voted unanimously (5-0) in favor of the annexation and zoning at our January 6, 2020 meeting with the following conditions:

- The single-family residences must have at least two-car garages
- A sidewalk must be installed on Wilson Bridge Road, per existing Land Development Regulations
- The Planning Commissioners must review a traffic study prior to Final Development approval
- Investigate the possibility of a third entrance **onto** North Nelson Drive
- The community needs to have an innovative design
 - Specifically, investigate the possibility of resident access to the pond

The planned project proposes a 336 lot/unit development which includes approximately 30 acres (32%) of open space. Approximately three acres will be used specifically for amenities such as a pool and clubhouse. The proposed density is 3.5 units per acre, which is roughly the equivalent of conventional R-12 zoning density. The 336 units will consist of 216 traditional, single-family homes (68 acres) and 120 townhome units (25 acres). The proposed builder is Meritage Homes, who is an active builder in the Upstate, but does not currently have a presence in Fountain Inn.

Nine residents of a subdivision in unincorporated Greenville County, Woodgreen, spoke on-record against the proposed project. Their main concern was the condition of the road (owned and maintained by SCDOT and Greenville County) and potential traffic. Both staff and Commissioners believe an industrial use of the property would have a more detrimental affect on Wilson Bridge Road than would a residential use.

Flexible Review District (FRD) zoning gives staff and the Commissioners much more control as opposed to conventional zoning. In addition to being able to mandate certain conditions, we have the ability to review the housing types, site plan, development schedule, and lighting/landscaping/signage, etc. prior to final approval.

Despite such a large number of lots, Planning & Development Staff recommends approval for the following reasons:

- Less detrimental to Wilson Bridge Road than an industrial use
- Property's adjacency to Southchase Industrial Park allows the City to manage development which impacts our regions' infrastructure
- 30 acres (32%) of open space with amenities such as swimming pool, clubhouse, and possibly pond access
- New housing product for the City
- Proximity to Fairview Street intersection – prompt response times for Public Safety personnel
- FRD zoning (inventive design additional public input, etc.)
- A mix or variety of housing choices

- Townhomes are part of the Missing Middle which is a housing type that provides diverse housing options, supports walkability, and provides solutions along a spectrum of affordability

Impact If Denied: The 94.9 acres would remain in unincorporated Grenville and would remain vacant (for now).

Motion by Councilmember Mahony, second by Councilmember Thomason to approve AX 2020-002 on first reading.

There was much discussion concerning the density of the homes in the subdivision and the amount of traffic on the very narrow road near an industrial park.

Mayor McLeer stated for the record a few questions and thoughts:

- Could low impact commercial service that area that would also reduce the housing density?
- Would like to understand the natural buffer specifically between Wilson Bridge and the homes and also the left side of the map understanding what that buffer can and should look like. Interested in the curb appeal from Wilson Bridge Road.
- Opportunities for other natural amenities whether it is a walking nature trail or bike trail.

Mayor McLeer called for the vote. The motion carried unanimously 6/0.

Approval of Work Order with IPR Southeast LLC

Mr. Bell stated city has rehabbed much of its sewer system over the last 5-10 years, but there is still a sizeable amount of vitrified clay pipe (VCP) that needs to be addressed. Our engineers estimate it will take approximately \$3.5 million to have the entire sewer system 100% VCP free and all manholes rehabbed. Rehabilitating these sewers will continue Fountain Inn's efforts to reduce inflow & infiltration (I/I) and comply with the City's intergovernmental agreement with ReWa.

The City of Simpsonville currently has a contract with IPR Southeast for sewer rehabilitation work with favorable pricing. However, their contract is expected to finish by the end of the first quarter of this year. The City of Fountain Inn can piggyback off this contract in order to receive the favorable pricing but will need to do so prior to IPR Southeast demobilizing from the area. The City has previously piggybacked off Mauldin's contract with IPR Southeast for similar sewer rehabilitation work.

The proposed work includes cleaning and televising approximately 8,130 feet of sewers to determine their condition and then lining the defective sewers with cured-in-place pipe lining

(CIPP). The sewers on Muirwood, Woodvale, Laverne, Yorktown, and in the surrounding area drain to ReWa's Permanent Flow Meter 63, which continues to show high volumes of I/I.

The work also includes replacing two soon-to-be failing creek crossings. Fountain Inn Public Works is attempting to replace the failing creek crossings in house, but the scope of work may be more suitable for a contractor rather than the City's sewer personnel and equipment. If IPR Southeast is not needed to replace the creek crossings, the City would have the option of doing \$50,000 worth of additional CIPP work or closing out the work order.

Motion by Councilmember Dearybury, second by Councilmember Clemmer to approve the work order with IPR Southeast LLC. The motion carried unanimously 6/0.

Approval of transferring vehicle #227 to the Police Department

Mr. Bell stated vehicle #227 is a 2016 Ford Explorer with approximately 40,000 miles. It was previously the take-home vehicle for the City's former Natural Gas Director. At the beginning of FY2020, the vehicle was transferred to City Hall for employees of Special Events/Community Development, Finance, Administration, and Planning & Development to use when needed. Since that time, it has mainly been used by employees of Special Events/Community Development. However, most of the time, the vehicle just sits parked at City Hall.

The Police Department is still waiting for the two police vehicles to arrive which were budgeted for in the current fiscal year. Even when those two police vehicles arrive, the Police Department still has a great need for additional vehicles in good condition. The Police Department is still currently using a 2006 Chrysler 300, a 2006 Dodge Charger, a 2007 Dodge Charger, two 2008 Dodge Chargers, a 2008 Dodge Magnum, a 2008 Ford Crown Victoria, a 2009 Chevy, and three 2010 Dodge Chargers

Motion by Councilmember Thomason, second by Councilmember Clemmer to approve the transfer of vehicle #226 to the Police Department. The motion carried unanimously 6/0.

Executive Session:

1. For the receipt of legal advice concerning a pending claim against the city and other matters covered by the attorney client privilege related thereto, and the discussion of the City's position with regard to that claim.
2. For the discussion of a potential contract concerning natural gas service in Laurens County.
3. For the receipt of legal advice concerning a 2007 sanitary sewer development agreement.

Upon returning to open session, council may take action on items discussed during Executive Session

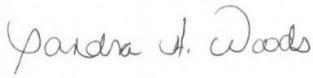
Motion by Councilmember Dearybury, second by Councilmember Blackstone for Council to meet in executive session. The motion carried unanimously 6/0.

Back in regular session.

Mayor McLeer stated that no votes were taken while in executive session.

Adjourn

Motion by Councilmember Mahony, second by Councilmember Thomason to adjourn the meeting. The motion carried unanimously 6/0.

A handwritten signature in cursive script that reads "Sandra H. Woods".

Sandra H. Woods, CMC
Municipal Clerk

CITY ADMINISTRATOR REPORT



Agenda Date: January 9, 2020

To: Mayor and City Council

From: Shawn M. Bell, City Administrator

Administration

- Emanuel Sullivan Sports Complex (Woodside Park)
 - Substantial completion walk-through held on Wednesday, January 8th
 - Planning for a Grand Opening on April 4th has begun
 - Baseball/Softball practice begins on March 2nd
 - Will be selling engraved bricks with proceeds to support the cost of the Miracle League operations
- Woodside Connector
 - AECOM has provided SCDOT and the City with a conceptual drawing
 - Staff suggested a minor revision towards the end of November and the consultant is working on incorporating the change into the design moving forward
 - AECOM is to be submitting preliminary plans to SCDOT within the next 1-2 months
 - Current let date of February 2021
- Woodside Village
 - The National Parks Service (NPS) is requiring the City to publicly advertise (again) that the Environmental Assessment analyzing the conversion of 6.836 acres of the park located at Diamond Top Blvd. and Shaw Street to allow for future residential growth is available for public comment
 - Documents are being routed for final signatures in order to finally complete the conversion
- Woodside Streetscape
 - Plans are nearly complete... Arbor Engineering is working on a few more revisions so that SCDOT can close out all comments and proceed with the next phase of the project
 - The next phase will be SCDOT administering right-of-way acquisition and utility coordination
 - An on-site field review will be scheduled soon with Arbor Engineering, SCDOT Right-of-Way/Utility/Maintenance/Construction staff, and the City
 - Current let date of December 2020
- Laurens County Development Corporation Annual Meeting will be held on January 21, 2020 at 4:00 p.m. at Musgrove Mill Golf Club

- MASC's Hometown Legislative Action Day will be held on February 4, 2020

Special Events and Community Development

- Christmas
 - Staff is finalizing carriage ride ticket sales numbers
- Staff is planning and created the 2020 Special Events Calendar

Natural Gas

- Deliveries for December 2019
 - Gas sales totaled \$825,301 for a total volume of 96,497 Dekatherms
 - Gas usage for November & December 2019 was down 7.5% compared to November & December 2018
- Services for December 2019
 - 37 new applications for service
 - 9,327 active customers
 - 35,094 feet of new gas main has been installed since July 1, 2019
 - 558 new service lines have been installed since July 1, 2019
- Williams Pipeline (Transco)
 - In mid-December, FING received Transco's estimate for their work to add a second tap to feed our system
 - The total cost for design and construction is \$4,379,000 which doesn't include FING's cost of \$500,000-\$750,000 for land, design, legal, pressure reducing devices, electronics, feeder pipe, etc.
 - Evaluating alternatives to supply gas into our system
- In order to increase the number of paperless bills, staff has rolled out a campaign to motivate customers to switch from paper to e-bills by raffling one \$25 Amazon gift card a week
 - Currently, approximately 1/3 of FING customers receive e-bills
 - Goal is to reach ½ by the end of 2021
 - December had 66 sign-ups

Police

- One officer graduating from the Criminal Justice Academy on Friday, January 10th and one officer waiting for a date to start her 8 weeks at the Academy
- Interviewing for a part-time Records Clerk
- Delivered 70 Thanksgiving meals to the senior citizens in the Fountain Inn Police Department Senior Watch Program
- Purchased Christmas gifts for 20 children

Parks & Recreation

- Activities Center Renovations
 - Craig Gaulden Davis (CGD) architects submitting construction documents to GCRA and the City for review by January 24th
 - CGD issuing construction documents for bidding by February 3rd
- Basketball games started on January 4th
- 10U football All-Stars finished Upper State Runner-up
- Georgia Street basketball resurfacing to be completed by May

Planning & Development

- Planning Commission
 - Set calendar of meetings for 2020... first Monday of every month
- November 1 – November 30 Permitting
 - 33 construction permits with a total valuation of \$2,849,809
 - 121 Inspections
 - 25 business license transactions (\$35,861 in revenue)
- December 1-December 31 Permitting
 - 35 construction permits with a total valuation of \$25,473,420 (increase of 894% from previous month)
 - 84 inspections
 - 16 business license transactions (\$5,821 in revenue)
 - 1,108 business license renewal letters mailed

Judicial

- New awning has been installed
- Working with a sign vendor to replace the signage
- Proof roll for the parking lot on January 6th failed due to the extremely wet conditions
 - Waiting for enough dry weather to resume work

Fire

- Assistant Chief's new vehicle is in service
- Lights in Headquarters have been replaced with LED

Younts Center for Performing Arts

- Departure: The Journey Tribute Bane
 - January 11, 2010 at 7:30 p.m.
- Rick Alviti – Elvis tribute show
 - February 15, 2020 at 7:30 p.m.