



**Fort Mill Town Council Meeting Minutes
Monday March 11, 2024
6:00 p.m.**

**Council Chambers
112 Confederate Street
Fort Mill, SC 29715**

PRESENT: Mayor Savage, Councilman Helms, Councilman Wolfe, Councilman Moody, Councilman Hudgins, Councilman Garrison and Councilwoman Cook were present.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

Councilman Helms provided the invocation.

MINUTES

March 4, 2024, Special Called Meeting

February 26, 2024, Council Work Session

February 19, 2024, Council Work Session

February 12, 2024, Council Meeting

January 24, 2024, Special Called Meeting

Councilman Wolfe stated that some grammatical errors needed to be made.

Councilman Helms made a MOTION to approve the minutes with the recommended changes. SECONDED by Councilman Wolfe. Passed 7-0.

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any citizen of the Town may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign in outside of Council Chambers prior to the start of the meeting. Citizens will be given 3 minutes each to speak.

One person signed up to speak:

Gretchen Benner, 1705 Brittney Lane – Spoke about the need for sidewalks and safer access for students that walk to Fort Mill High School.

PRESENTATIONS

Presentation #1

Year End Review – Fort Mill Medical Center – *Chris Mitchell*

Presentation #2

Presentation for Family Fun Day – *Jacona Hester*

OLD BUSINESS

Old Business Item #1

Second Reading: an ordinance to amend the Town of Fort Mill 2040 Comprehensive Plan, as amended on September 13, 2021, so as to incorporate the Town of Fort Mill Trail Master Plan as an addendum to the land use element contained within the plan. - *Penelope Karagounis*

Penelope Karagounis, Planning Director, stated that there are no changes since First Reading.

Councilman Wolfe made a MOTION to approve Second Reading of an ordinance to amend the Town of Fort Mill 2040 Comprehensive Plan, as amended on September 13, 2021, so as to incorporate the Town of Fort Mill Trail Mater Plan as an addendum to the land use element contained with n the plan. SECONDED by Councilman Moody. Passed 7-0.

NEW BUSINESS

New Business Item #1

First Reading: An ordinance to authorize staff to enter into a lease agreement with CELLCO PARTNERSHIP d/b/a Verizon Wireless for the purpose of collocated equipment atop the Town's water tank off Doby Bridge Road. – *Chris Pettit*

Chris Pettit, Iterum Town Manager, stated that this lease will be for a 25-year period for a one-time lease payment of \$350,000.00. He also stated that there is a provision that if Verizon Wireless decided to no longer lease the tower space, they would receive a pro-rated refund.

Councilman Garrison made a MOTION to defer this item to the March 25, 2024, meeting. SECONDED by Lisa Cook. Passed 7-0.

New Business Item #2

Consideration of a request to extend utility services beyond the Town limits to serve York County Tax Map Number 713-00-00-216. – *Chris Pettit*

Mr. Pettit showed the parcel on the map. This parcel is not in the Town Limits. State law requires approval from council. This person will pay that outside rate and capacity fees.

Councilman Wolfe made a MOTION to approve the request to extend utility services beyond the Town limits to serve York County Tax Map number 713-00-00-216. SECONDED by Councilman Hudgins. Passed 7-0.

New Business Item #3

First Reading: ordinance amending budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2023, and ending September 30, 2024. – *Eric Davis*

Eric Davis, CFO/Assistant Manager, stated that Budget Amendment 24-01 is for a total of \$2,250,000 for the purpose of acquiring real property located on Tom Hall Street (formerly the Hardees property) for the purpose of creating a municipal parking lot.

The budget amendment increases the revenue and expenditures of \$1,368,500 in Municipal Facilities Impact Fees. This amount was identified in the Town's Impact Fee Capital Improvement Plan. The balance increases the Hospitality Tax revenue and expenditures by \$881,500. These funds are utilized in order to support tourism opportunities in the Downtown / main street area of Fort Mill.

Property acquisition costs totaled \$1,875,000 with closing costs totaling an additional \$7,194.50. The balance of \$367,805.50 will be available for property enhancements, such as building demolition, resurfacing, and striping, additional landscaping, and lighting as desired by Town Council.

Councilman Wolfe made a MOTION to approve an ordinance amending budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2023, and ending September 30, 2024. SECONDED by Councilman Moody. Passed 7-0.

New Business Items #4

Resolution: of official intent to reimburse expenditures for certain capital expenditures with the proceeds of a not to exceed \$29,000,000 installment purchase revenue bonds. – *Eric Davis*

Mr. Davis informed council that this reimbursement resolution pertains to the acquisition of real property at 123 N. White Street and 205 N. White Street. These addresses are more commonly referred to as the Springs Global Headquarters building (205 N. White) and the Springs Global Research and Development Building (123 N. White).

The purpose of this resolution is to state publicly that the Town plans to reimburse itself with bond proceeds for expenses incurred prior to the acquisition of the property and the issuance of the bonds. The resolution covers a time period that extends to 60 days prior to the adoption of this resolution, and the execution of the bond issuance which is currently expected to be on May 30th, 2024.

To date, the Town has spent approximately \$1.2 million in earnest money in order to secure the sole interest of the two properties mentioned above.

Councilwoman Cook made a MOTION to approve the resolution of official intent to reimburse expenditures for certain capital expenditures with the proceeds of a not to exceed \$29,000,000 installment purchase revenue bonds. SECONDED by Councilman Garrison. Passed 7-0.

New Business Item #5

First Reading: ordinance amending budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2023, and ending September 30, 2024. – *Eric Davis*

Mr. Davis explained that Budget Amendment 24-02 is for an amount not to exceed of \$29,000,000 for the purpose of acquiring real property located at 123 N. White Street and 205 N. White Street (formerly the Springs Global Headquarters property) for the purpose of creating a new Town Hall / Government Center.

The budget amendment increases the Bond Proceeds revenue of \$29,000,000 while also increasing the General Fund Non-Departmental Other Outlay expenses \$29,000,000.

This budget amendment will help facilitate the property acquisition costs of \$22.9 million, as well as closing costs and other improvements, including the repairs and replacement of certain mechanical systems, building renovations, and property improvements.

Councilwoman Cook made a MOTION to approve an ordinance amending budget for the Town of Fort Mill, South Carolina for the fiscal year beginning October 1, 2023, and ending September 30, 2024. SECONDED by Councilman Helms. Passed 7-0.

New Business Items #6

First Reading: an ordinance authorizing the issuance of Fort Mill Public Facilities Corporation installment purchase revenue bonds (Town of Fort Mill project), series 2024A and series 2024B, in the aggregate principal amount of not exceeding \$29,000,000 for the purchase and improvement of certain real property; authorizing the lease of a portion of such real property to Fort Mill Public Facilities Corporation; authorizing the execution and delivery of certain instruments relating to the issuance and sale of the aforesaid bonds, including a base lease agreement and a municipal facilities purchase and occupancy agreement, each between the Town of Fort Mill, South Carolina and Fort Mill Public Facilities Corporation, a bond purchase agreement among the Town, Fort Mill Public Facilities Corporation and the underwriter, and a preliminary official statement and an official statement related to the series 2024A bonds and series 2024B bonds; and other matters relating thereto. – *Eric Davis*

Mr. Theo Debose spoke to Council. The attached ordinance to this staff report encompasses all of the legal requirements necessary to facilitate the issuance of both taxable and non-taxable bonds in order to allow for the acquisition and improvement of properties that will be utilized for a new government center and Town Hall.

In the ordinance, you will see a reference to a Fort Mill Public Facilities Corporation. This will be a 3-person body that will, in essence, issue the debt on behalf of the Town. This mechanism is standard, but it is required legally in order for local governments in South Carolina to issue Installment Purchase Revenue Bonds (IPRBs).

There will be a second reading of this ordinance scheduled for April 8th, 2024, in order to meet the legal debt issuance requirements for this project.

Councilman Wolfe made a MOTION to approve First Reading of an ordinance authorizing the issuance of Fort Mill Public Facilities Corporation installment purchase revenue bonds (Town of Fort Mill project), series 2024A and series 2024B, in the aggregate principal amount of not exceeding \$29,000,000 for the purchase and improvement of certain real property; authorizing

the lease of a portion of such real property to Fort Mill Public Facilities Corporation; authorizing the execution and delivery of certain instruments relating to the issuance and sale of the aforesaid bonds, including a base lease agreement and a municipal facilities purchase and occupancy agreement, each between the Town of Fort Mill, South Carolina and Fort Mill Public Facilities Corporation, a bond purchase agreement among the Town, Fort Mill Public Facilities Corporation and the underwriter, and a preliminary official statement and an official statement related to the series 2024A bonds and series 2024B bonds; and other matters relating thereto. SEONDED by Councilman Garrison. Passed 7-0.

New Business Item #7

Resolution: designating Main Street (Tom Hall Street to Academy Street) as the site of a public festival on Saturday, March 16, 2024, from 12PM-6PM, in which alcoholic beverages may be sold, possessed, and consumed, and to authorize a special event permit for live music and sound amplifying equipment. - *Jacona Hester*

Councilman Wolfe made a MOTION to approve a resolution designating Main Street (Tom Hall Street to Academy Street) as the site of a public festival on Saturday, March 16, 2024, from 12PM-6PM, in which alcoholic beverages may be sold, possessed, and consumed, and to authorize a special event permit for live music and sound amplifying equipment. SEONDED by Councilman Garrison. Passed 7-0.

INFORMATION/DISCUSSION

There were no Information/Discussion Items.

EXECUTIVE SESSION

Please Note: Council may take action on Executive Session Items listed on the agenda when they come back into Public Session.

There are no Executive Session Items.

ADJOURN

Councilwoman Cook made a MOTION to adjourn. SEONDED by Councilman Garrison. Passed 7-0.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC, Queen City News and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully submitted,


Virginia C. Burgess, Town Clerk

Approved by Council: April 8, 2024

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.