CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL
November 12, 2019

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

I. CALL TO ORDER OF THE REGULAR MEETING
   Mayor Rick Danner – 6:30 P.M.

   The following members of Council were in attendance:
   Jay Arrowood, Kimberly Bookert, Lee Dumas, Wryley Bettis, and Judy Albert.

   Councilmember Wayne Griffin arrived at 6:35 pm.

   Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager, Police Officer Joel Galli and various other staff and media.

II. PLEDGE OF ALLEGIANCE
    Councilmember Jay Arrowood

III. INVOCATION
    Councilmember Jay Arrowood

IV. PUBLIC FORUM
    No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING
   October 29, 2019

   ACTION – Councilmember Wryley Bettis made a motion that the minutes of October 29, 2019 be received as written. Councilmember Kimberly Bookert seconded the motion.

   VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

   A. Mayor Rick Danner and Robin Byouk, Cultural Arts Supervisor recognized the following winners of the Giving Thanks Student Art Show:

      Elementary
      1st – Ki Wood, Woodland Elementary School
      2nd – Westin Brown, Mountain View Elementary School

      High School – 10th Grade
      1st Visual Arts – Mary Grace Walker, Eastside High School
2nd Visual Arts – Jillian Witbeck, Eastside High School
3rd Visual Arts – Mariah Custard, Eastside High School

1st Photography – London Chastain, J. L. Mann High School
2nd Photography – Nicole Fretto, J. L. Mann High School

1st Photo Manipulation – Samuel Silva Giraldo, Greer High School

High School – 11th Grade
1st Visual Arts – Melissa Trejo-Villa, Greer High School
2nd Visual Arts – Jackson Copeland, J. L. Mann High School
3rd Visual Arts – Briana Hawthorne, Fine Arts Center

1st Photography – Jack Sherman, J. L. Mann High School
2nd Photography – Emily Epler, Homeschool
3rd Photography – Thomas Wickham, J. L. Mann High School

High School – 12th Grade
1st Visual Arts – Anna Stewart, Greer High School
2nd Visual Arts – Emma Anderson, Eastside High School
3rd Visual Arts – Adam Hipp, Greer High School

1st Photography – Emma Anderson, Eastside High School
2nd Photography – Morgan Key, J. L. Mann High School

1st Photo Manipulation – Faith Miller, Greer High School
2nd Photo Manipulation – Skylar Moed, Greer High School

VII. ADMINISTRATOR’S REPORT

Ed Driggers, City Administrator presented the following:

Calendar:
Center G – the project is moving along very well. The entire Trade Street is open. We met this deadline three (3) weeks ahead of schedule. We have removed the cones designating the bollards and much of the obstacles in the area. Most folks are doing well, we have had a few folks experience our bollards already, we are monitoring it very closely. It is a new environment out there and we are doing our best to educate the community and the public about the new design and getting people familiar with it. We are on Victoria Street now, the section between Trade Street and Poinsett Street. We are continuing to work on School Street. In the first of the year we will see work in the Depot Street area, then move to Poinsett Street, then ultimately to Poinsett Street and Main Street.

Employee Appreciation Breakfast will be held Friday, December 13th at City Hall starting at 7:30 am.

Christmas Gathering at Mr. Driggers is scheduled for Tuesday, December 17th.
**Council Planning Retreat** we were looking at Monday, February 17th and Tuesday, 18th but have discovered some conflicts with theses dates so we are now asking you to look at your calendars possibly for that Tuesday, February 18th and Wednesday, February 19th or Wednesday, February 19th and Thursday, February 20th this is a very busy month for you with Hometown Legislative Action Day the first week of the month and two (2) Council Meetings. So please check your calendars and let me know what works best for you.

**Mr. Driggers thanks Council** he stated he completed his term on the International City and County Management Association Board of Directors. I want to say thank you for allowing me the opportunity to serve in that capacity for the last couple of years. It has required that I be away some attending board meetings literally around the world. It has been an absolutely wonderful experience for me and I could not have done that without your support. Again, thank you.

**Mr. Driggers requested** Council hold the Bid Summary for the Parking Deck until after Executive Session he has additional information he needs to share during executive session.

**VIII. APPOINTMENTS TO BOARD AND COMMISSIONS**

**A. Construction Board of Adjustments and Appeals**
   David Greer’s term expires 12/31/2019
   Ralph Johnson’s term expires 12/31/2019

**ACTION** – Councilmember Judy Albert nominated David Greer to serve on the Construction Board of Adjustments and Appeals. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**ACTION** – Councilmember Jay Arrowood nominated Ralph Johnson to serve on the Construction Board of Adjustments and Appeals. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**B. Greer Development Corporation Board of Directors**
   Kevin Duncan’s term expires 12/31/2019.

**ACTION** – Councilmember Wayne Griffin nominated Kevin Duncan to serve on the Greer Development Corporation Board of Directors. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.
IX. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 39-2019
AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37, OF THE CITY CODE TO PROVIDE THAT NEWLY ELECTED COUNCIL MEMBERS AND A NEWLY ELECTED MAYOR BE INDUCTED INTO OFFICE DURING THE FIRST COUNCIL MEETING HELD IN JANUARY.

Brandon McMahan, Planner stated there was no new or additional information.

ACTION – Councilmember Kimberly Bookert made a motion to approve Second and Final Reading of Ordinance Number 39-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 40-2019
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).

Brandon McMahan, Planner stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 40-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

X. NEW BUSINESS

A. First Reading of Ordinance Number 41-2019
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENN FIN, LLC LOCATED AT 114 CHANDLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.

Brandon McMahan, Planner presented the request. Mr. McMahan stated the Planning Commission will hold a Public Hearing November 18, 2019. The owner of Kenn Fin, LLC Steven Netz was present and spoke briefly.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 41-2019. Councilmember Lee Dumas seconded the motion.

Brief discussion held,
VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 42-2019
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIE CANNADA, WILLIAM CANNADA, BRUCE CANNADA AND ERIC CANNADA AND (2) WILLIAM AND TAMELA CANNADA AND (3) RONALD AND NANCY MASON LOCATED AT 3468, 3472, 3541 O’NEAL CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY.

Brandon McMahan, Planner presented the request. Mr. McMahan stated the Planning Commission will hold a Public Hearing November 18, 2019. The developer Jeff Randolph was present and spoke.

Discussion held.

ACTION – Councilmember Kimberly Bookert made a motion to approve First Reading of Ordinance Number 42-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 43-2019
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM WILLIAMS & RONALD BREWTON TRUSTEES; MEHRGAN SOKHANDAN & SEID YAZDY LOCATED ON MEMORIAL DRIVE EXTENSION AND BECKY DON DRIVE FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Planner presented the request. Mr. McMahan stated the Planning Commission held a Public Hearing October 21, 2019 and the Planning Commission recommended approval. Neither the owner nor a representative was present.

Lengthy discussion held.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 43-2019. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 44-2019
AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY AMENDING ARTICLE 6 REQUIRED OPEN SPACE.
Brandon McMahan, Planner presented the request. Mr. McMahan stated the Planning Commission held a Public Hearing October 21, 2019 and the Planning Commission recommended approval.

Discussion held.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 44-2019. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

E. **Bid Summary – City of Greer Parking Deck**

Ed Driggers, City Administrator requested Council hold this item over until after Executive Session.

F. **November 5, 2019 General Election Results**

Tammy Duncan, Municipal Clerk presented the results. (attached)

**ACTION** – Councilmember Jay Arrowood made a motion to accept the official results of the November 5, 2019 General Election into the record. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

XII. **EXECUTIVE SESSION**

**ACTION** – In (7:16 p.m.)

(A) Contractual Matter – ACE Environmental
(B) Contractual Matter – CSX Railroad
(C) Contractual Matter – City of Greer Parking Deck
(D) Economic Development Matter – Project Homecoming
(E) Economic Development Matter – Project Carl
(F) Personnel Matter - Administration

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to ACE Environmental; as allowed by State Statute Section 30-4-70(a)(2), a Contractual Matter pertaining to CSX Railroad; as allowed by State Statute Section 30-4-70(a)(2), a Contractual Matter pertaining to City of Greer Parking Deck; as allowed by State Statute Section 30-4-70(a)(2), an Economic Development matter pertaining to Project Homecoming; as allowed by State Statute Section 30-4-70(a)(5), an Economic Development Matter pertaining to Project Carl; as allowed by
State Statute Section 30-4-70(a)(5), and a Personnel Matter pertaining to Administration Department; as slowed by State Statute Section 30-4-70(a)(1) Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they considered the above matter and no action was taken.

**ACTION** - Out (10:11 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

**Action After Executive Session**

**ACTION** – Councilmember Lee Dumas made a motion to allow the City Administrator to negotiate with the low bidder (Triangle Construction Company, Inc.) on the parking garage project. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**XII. ADJOURNMENT**

10:13 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Public Forum
Sign in

November 12, 2019
6:30 pm

(a) Public Forum. During a period of thirty (30) minutes at the beginning of each city council meeting, referred to as a public forum, the presiding officer may recognize citizens of the municipality or others who have standing in the municipality, such as business owners, who wish to address council on matters pertaining to items on that meeting’s agenda.

Sign-up for Public Forum. At least fifteen (15) minutes prior to the commencement of a city council meeting, a potential speaker, who is not already a petitioner appearing on the agenda and is not a previous petitioner speaking on the same subject, wishing to appear before council must place his or her name, address, and whether he or she is for or against an agenda item on the public forum list. This list shall be maintained by the municipal clerk. Sign ups for public forums will be on a first come, first served basis. The municipal clerk shall make the public forum list available for council and public inspection. No names will be added to the list once the list is given to the presiding officer and the public forum has begun. The presiding officer will give equal time to those for and against the agenda items that are to be discussed during a public forum.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Agenda Item</th>
<th>In Favor / Oppose</th>
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**City of Greer**

**Official Election Results**

**Greer Municipal Election Commission**

**November 7th, 2019**

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<tr>
<th>OFFICE</th>
<th>Candidate</th>
<th>Greenville</th>
<th>Spartanburg</th>
<th>TOTAL</th>
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<tr>
<td>Mayor</td>
<td>Rick Danner *</td>
<td>436</td>
<td>198</td>
<td>634</td>
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<tr>
<td>City Council - Dist. 1</td>
<td>Jay Arrowood *</td>
<td>45</td>
<td>5</td>
<td>50</td>
</tr>
<tr>
<td>City Council - Dist. 3</td>
<td>Andrew J Hopkins</td>
<td>30</td>
<td>43</td>
<td>73</td>
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<td></td>
<td>Mark Hopper *</td>
<td>38</td>
<td>100</td>
<td>138</td>
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<tr>
<td>City Council - Dist. 5</td>
<td>Wryley Bettis *</td>
<td>85</td>
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<td>85</td>
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</table>

**Comm. of Public Works:**

|                          | Gene Gibson *     | 433        | 196         | 629   |

Winners mark with *

**Certified this 7th day of November, 2019**

[Signature]

Joseph B. Bolden
<table>
<thead>
<tr>
<th>Bid No.</th>
<th>Contractor Name</th>
<th>Finance Paperwork y/n</th>
<th>Bid Bond y/n</th>
<th>Business License y/n</th>
<th>Liability Insurance Form Included y/n</th>
<th>Bid Amount</th>
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<tr>
<td>1</td>
<td>MB Kahn Construction Co., Inc.</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>Base $6,075,730</td>
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<td></td>
<td>AltC-1 (Add) $7,500</td>
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<td>AltC-2 (Add) $135,700</td>
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<td>2</td>
<td>Triangle Construction Co., Inc.</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>Base $5,854,900</td>
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<td>AltC-1 (NI) $18,330</td>
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<td>AltC-2 (NI) $145,923</td>
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<td>3</td>
<td>THS Constructors, Inc.</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>Base $6,137,000</td>
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<td>AltC-1 (NI) $40,000</td>
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<td>AltC-2 (Add) $200,000</td>
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<td>4</td>
<td>Pinkerton &amp; Laws Construction of Atlanta, Inc.</td>
<td>Y</td>
<td>Y</td>
<td>Y (Marietta, GA)</td>
<td>Y</td>
<td>Base $6,975,000</td>
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<td>AltC-1 (NI) Included</td>
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<td>AltC-2 (NI) $135,086</td>
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<td>Note on envelope: Deduct $279,000 from Bid Total</td>
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<td>5</td>
<td>Roebuck Buildings Co., Inc.</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
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<td>Base $6,195,000</td>
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