



CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL December 8, 2015

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

I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 6:38 P.M.

The following members of Council were in attendance:

Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

The following members of Council were absent:

Jay Arrowood, Wayne Griffin

Others present:

Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE

Boy Scout Troop 925, Prince of Peace

III. INVOCATION

Councilman Lee Dumas

IV. PUBLIC FORUM

Tony Doan, 109 Richglen Way shared his concerns with Ordinance Number 34-2015.

Thomas Riley, 122 Glen Creek Dr. shared his concerns with Ordinance Number 34-2015.

V. MINUTES OF THE COUNCIL MEETING

November 24, 2015

ACTION - Councilman Wryley Bettis made a motion that the minutes of November 24, 2015 be received as written. Councilwoman Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

A. Winners of the "Giving Thanks Art Show" were announced.

Elementary School

Bennett Stephens, Bob Jones Academy, Grade 5, Untitled, 1st Place - Elementary School

Andrew Howell, Bob Jones Academy, Grade 5, Untitled, 2nd Place - Elementary School

Maegan Mackey, Home School, Grade 5, Untitled, 3rd Place - Elementary School
Dawson Mackey, Home School, Grade 3, Untitled, 4th Place - Elementary School

Grades 6-8

Taylor Moreno, Bob Jones Academy, Grade 8, Untitled, 1st Place - Grades 6-8
Isaac Cropsey, Home School, Grade 8, Untitled, 2nd Place - Grades 6-8
Ashlee Miller, Bob Jones Academy, Grade 7, Untitled, 3rd Place - Grades 6-8
Mackenzie Mackey, Home School, Grade 8, Untitled, 4th Place - Grades 6-8

High School

Ryan McCullough, Greer High School, Grade 11, I Can Give Others...My Time, 1st Place
Grades 9-12
Valerie Darling, Home School, Grade 9, Untitled, 2nd Place - Grades 9-12
Madison Calvert, Greer High School, Grade 12, I Can Give Others...An Appreciation for
Making the Ordinary Look Extraordinary, 3rd Place - Grades 9-12
Alexis Anderson, Greer High School, Grade 10, I Can Give Others...Appreciation for Change
4th Place - Grades 9-12

VII. PETITIONER

- A. Reverend Harold Anderson, 208 Glengrass Court spoke to Council regarding the rental of the Snow Street / Davis Street property.

VIII. PRESENTATIONS

- A. Lee Grissom with S. Preston Douglas & Associates presented the **City of Greer Audit** ending June 30, 2015. (Attachment)

FINANCIAL HIGHLIGHTS

Key financial highlights for the Fiscal Year 2015 are as follows:

· The City has implemented Governmental Accounting Standards Board ("GASB") Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27* ("GASB #68") and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68* ("GASB #71" and collectively "Statements") in the year ended June 30, 2015. These Statements require the City to recognize a net pension liability, deferred outflows of resources, and deferred inflows of resources for its participation in the South Carolina Retirement System and South Carolina Police Officers Retirement System ("Plans"), cost-sharing multiple-employer defined benefit pension plans, on financial statements prepared on the economic resources measurement focus and accrual basis of accounting (i.e. the Statements of Net Position) and present more extensive note disclosures. The adoption of these Statements had no impact on the City's governmental fund financial statements, which continue to report expenditures in the amount of the contractually required contributions, as required by the South Carolina Public Employee Benefit Authority who administers the Plans. However, the adoption has resulted in the restatement of the City's net position as of July 1, 2014, for its government-wide and proprietary fund financial statements to reflect the

reporting of net pension liabilities and deferred outflows of resources for each of its qualified Plans in accordance with the provision of these Statements. Net position of the City's government-wide financial statements as of July 1, 2014, was decreased by approximately \$12,700,000, reflecting the cumulative change in accounting principle related to the adoption of these Statements. See the notes to the financial statements for more information regarding the City's retirement plans.

- The assets and deferred outflows of resources of the City of Greer exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by approximately \$18,457,000 (net position). Of this amount, approximately \$17,428,000 and \$1,029,000 were related to the governmental and business type activities, respectively. While the operations of the City during the fiscal year resulted in an increase to net position in excess of \$2,600,000, the reported ending balance of net position decreased by approximately \$10,000,000 due to the adoption of GASB Statement No. 68 and GASB Statement No. 73, as noted above. This required restatement of net position resulted in an unrestricted net position of (\$2,572,994).

- As of the close of the current fiscal year, the City of Greer's governmental funds reported combined ending fund balances of approximately \$14,002,000, an increase of approximately \$1,532,000 over the prior year's fund balance. Of this amount, approximately \$8,455,000 or 60% is available for spending at the government's discretion (unassigned fund balance).

- At the end of the current fiscal year, unassigned fund balance for the general fund was \$8,455,131 or 42.3% of general fund expenditures and transfers. The \$1,190,326 increase is primarily a result of the improved economic activity resulting in increased business license fees in excess of budget of approximately \$705,000. The increase can also be attributed to additions to the City's tax base occurring through annexation and development, which resulted in an increase of approximately \$451,000 of tax revenue over the prior year. Additionally, Council's and management's commitment to improving the financial stability of the City is reflected in the City's results in finishing the year under budget for expenditures.

- B. Jean Crowther, Project Manager with Alta Planning + Design presented the final draft of the **City of Greer Downtown Walking and Bicycling Master Plan**. (Attachment)

IX. ADMINISTRATOR'S REPORT

- A. Ed Driggers, City Administrator presented the following:

Calendar Items:

Downtown Walking and Bicycling Master Plan – The information presented tonight is in draft form. Our intention is for you to absorb this document. When we gather in January 2016 it is our intention to bring the plan back to you and ask you to make amendments to the plan or offer suggestions you would like to see included and ultimately adopt a plan for moving forward. Council will need to take action on the plan in January so that we can spend time at your annual planning retreat in February discussing potential implementation plans for this and other parts of our Community Master Plan.

City of Greer Audit ending June 30, 2015 – While we received our Audit report this evening we are also providing our Comprehensive Annual Financial Report.

Comprehensive Annual Financial Report (CAFR) – We have provided a bound copy of the CAFR this evening. This document goes into much more detail than the audit. This document will also be provided to the public immediately following this meeting. It will be available on our website as quickly as we can get it uploaded. Members of the media have also been provided with a copy.

Employee Appreciation Breakfast – will be held Friday, December 11th at City Hall. Breakfast will begin at 7:30. This is our opportunity to say thank you to our Team Members. We look forward to seeing you there.

Police Department – Cops for Tots – Toys will be distributed the following weekend. Typically, around two hundred to two hundred and fifty families are assisted through that program.

Food Drive – All employees are involved in a food drive campaign to benefit Greer Relief. That will conclude this Friday morning and we will deliver those items this Friday as well.

Chamber of Commerce, Greer Development Corporation & Partnership for Tomorrow Drop In – Thursday, December 17th at Grace Hall on Trade Street.

Annual Christmas Gathering – Christy and I are please to invite you to our home Tuesday, December 22nd at 6:30 for our Annual Christmas Gathering.

Council Meeting – During our next scheduled meeting January 12th we will have the Swearing In Ceremony and election of the Mayor Pro Tempore.

Council Planning Retreat – we are preparing for your annual planning retreat. It is typically held in February please check your calendars.

Executive Session

Mr. Driggers stated he had no items for consideration in Executive Session.

X. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Recreation Association Board of Trustees

District 2 Edward Ballenger's term will expire 12/31/2015

No nominations were made.

XI. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 21-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ALVERSON PROPERTIES, LLC LOCATED ON SOUTH BUNCOMBE ROAD (SC-23-

136) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL) FOR SAID PROPERTY

Glenn Pace, Planning and Zoning Coordinator presented the ordinance. He stated the Planning Commission held a public hearing November 16th for the request, no one spoke in favor or opposition to the request. The Planning Commission unanimously recommended approval of the request.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 21-2015. Councilwoman Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

**B. Second and Final Reading of Ordinance Number 29-2015
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF
PROPERTY OWNED BY WILLIAM C. AND CAROLYN R. DORRIS LOCATED AT 16
QUAIL CREEK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO
ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT)
FOR SAID PROPERTY (3.75 acres)**

Glenn Pace, Planning and Zoning Coordinator presented the ordinance. He stated the Planning Commission held a public hearing November 16th for the request, several people from Richglen subdivision shared their concerns with the annexation. The Planning Commission unanimously recommended approval of the request.

Discussion held.

ACTION – Councilman Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 29-2015. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

XII. NEW BUSINESS

**A. First Reading of Ordinance Number 33-2015
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY
OWNED BY TIM HOWARD LEASING LLC, LOCATED AT 92 OLD WOODRUFF ROAD
FROM R 7.5 (RESIDENTIAL SINGLE FAMILY) TO RM-1 (RESIDENTIAL MULTI-
FAMILY).**

Glenn Pace, Planning and Zoning Coordinator presented the ordinance. He stated the Planning Commission held a public hearing November 16th for the request and no one spoke in favor or opposition to the request. The Planning Commission recommended approval of the request. The owner of the property was present and spoke briefly.

ACTION - Councilman Wryley Bettis made a motion to receive First Reading of Ordinance Number 33-2015. Councilwoman Kimberly Bookert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 34-2015

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY WILLIAM C. AND CAROLYN R. DORRIS LOCATED AT 16 QUAIL CREEK DRIVE FROM PD (PLANNED DEVELOPMENT), R 12 (RESIDENTIAL SINGLE FAMILY) AND DRD (DESIGN REVIEW DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Glenn Pace, Planning and Zoning Coordinator presented the ordinance. He stated the Planning Commission held a public hearing November 16th for the request, several people shared their concerns with the zoning request. The Planning Commission recommended approval of the request. The Owner was present and did speak.

ACTION - Councilman Wryley Bettis made a motion to receive First Reading of Ordinance Number 34-2015. Councilwoman Kimberly Bookert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 35-2015

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY NEW JERUSALEM BAPTIST CHURCH LOCATED AT 416 EAST POINSETT STREET FROM C-2 (COMMERCIAL) TO R 7.5 (RESIDENTIAL SINGLE FAMILY).

Glenn Pace, Planning and Zoning Coordinator presented the ordinance. He stated the Planning Commission held a public hearing November 16th for the request, no one spoke in favor or opposition to the request. The Planning Commission unanimously recommended approval of the request. Neither the owner nor a representative was present.

ACTION - Councilman Wryley Bettis made a motion to receive First Reading of Ordinance Number 35-2015. Councilwoman Kimberly Bookert seconded the motion.

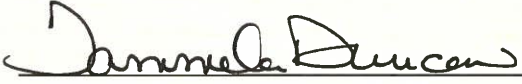
VOTE – Motion carried unanimously.

XIII. EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was not needed.

XIV. ADJOURNMENT

8:49 P.M.


Tammela Duncan, Municipal Clerk


Richard W. Danner, Mayor

Notifications:

Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, December 4, 2015.



**Public Forum
Sign in**

**December 8, 2015
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.

Name	Address	Agenda Item	In Favor / Oppose
DOAN Tony Doan	100 Rich Glen	Quail Creek	=
Thomas Riley	122 Genair Dr	Reserve @ Rich Glen	