CALL TO ORDER OF PUBLIC HEARING

Greenville County Program Year 2017 Annual Action Plan for the City of Greer was presented by Imma Nwobodu, Program Manager - Greenville County Redevelopment Authority. (attachment)

No one spoke during the Public Hearing.

Councilman Wayne Griffin arrived at 6:43 P.M.

Adjourn 7:00 P.M.

CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 7:00 P.M.

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

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

PLEDGE OF ALLEGIANCE

Councilman Lee Dumas

INVOCATION

Councilman Lee Dumas

PUBLIC FORUM

No one sign up to speak

MINUTES OF THE COUNCIL MEETING

February 28, 2017

ACTION - Councilman Wryley Bettis made a motion that the minutes of February 28, 2017 be received as written. Councilwoman Judy Albert seconded the motion.

VOTE - Motion carried unanimously.
VII. PRESENTATION

A. Steve Grant, Director of Building and Development Standards presented his Annual Report. (attached)

VIII. ADMINISTRATOR’S REPORT

Ed Driggers, City Administrator presented the following:

Activity Items:

Council Planning Retreat — Mr. Driggers thanked Council for participating in the annual planning retreat. Slides from the presentation were provided to Council by email.

State Legislation — House Bills H3650 and H3651 were sent back to committee. Mr. Driggers reminded Council based on these bills the business license revenue for the City of Greer could potentially have a negative impact of $2.1 million-dollar. He stated if the bills had passed as proposed about 84% of locally owned businesses would have seen a significant increase. The increase would be required because of the exemptions that were being allowed to certain types of businesses state wide. We are extremely grateful to our local Greater Greer Chamber of Commerce for taking an official position last week, their board voting to oppose H3651 in its entirety and they opposed H3650 as it is currently written only supporting amendments to the bill that provide for standardization of the business license collection program state wide. That is currently our position and the position shared by the Municipal Association of South Carolina. The Chamber has communicated that to its entire membership. I have forwarded a copy of that to you as well.

Walk with your Local Elected Official — sponsored by Healthy Community 50 will be held Saturday, March 25th in Greer City Park. Registration at 9:30 am with the walk starting at 10:00am.

Chief Dan Reynolds — will be recognized during the March 28th meeting. A reception will be held March 30th in the lobby of City Hall from 4:00 until 6:00pm.

State Ethics Reports — are due March 31, 2017.

Opening Day of Baseball — will be held April 1st and we will also dedicate the new facilities in Century Park.

Executive Session
Mr. Driggers stated he had one (1) Personnel matter (Building and Development Standards) and one (1) Economic Development matter (project briefing) for consideration during Executive Session.
IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Elections Commission

ACTION - Councilman Wryley Bettis nominated Joe Baldwin to serve on the Election Commission. Councilman Wayne Griffin seconded the nomination.

VOTE – Motion carried unanimously.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 3-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES LLC LOCATED AT 311 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RS (RESIDENTIAL SUBURBAN) FOR SAID PROPERTY

Kelli W. McCormick, AICP stated there was no new information.

ACTION - Councilman Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 3-2017. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 4-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK, LLC LOCATED AT 140 OAK SPRINGS DRIVE, 220 J STREET, 240 J STREET, PART OF LOT 122 J STREET, 150 J STREET, AND LOT 8 J STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

Kelli W. McCormick, AICP stated there was no new information.

ACTION - Councilman Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 4-2017. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final Reading of Ordinance Number 5-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC LOCATED ON JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTY

Kelli W. McCormick, AICP stated there was no new information.
ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 5-2017. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

XI. NEW BUSINESS

A. Bid Summary – Brushy Creek Road Sidewalk Project
   In keeping with the Master Plan, the City desires to install sidewalk to connect S. Main Street to Century Park. There is existing sidewalk from S. Main Street for about 1,700 feet to James Street where sidewalk ends. Existing sidewalk is good condition but approximately 25% is broken and cracked up and needs replacing. This project will replace broken sections of existing sidewalk, bring all street crossings into ADA compliance and extend new sidewalk approximately 1,800 feet to Century Park.

   Steve Grant, Director of Building and Development Standards presented the request. Staff recommended the lowest bidder Capitol Construction of the Carolinas LLC in the amount of $113,900.00.

ACTION - Councilman Jay Arrowood made a motion to approve the bid from Capitol Construction of the Carolinas LLC in the amount of $113,900.00. Councilwoman Kimberly Bookert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Discussion was held on the alternate option but no action was taken.

B. First Reading of Ordinance Number 8-2017
   AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SCOTT AND DIANNE MILKS LOCATED AT 310 AND 365 MARIAH DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTIES

   Kelli W. McCormick, AICP presented the ordinance. The Planning Commission will hold a Public Hearing March 20, 2017 for the request. The owner/representative was present but did not speak.

ACTION - Councilwoman Judy Albert made a motion to approve First Reading of Ordinance Number 8-2017. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.
C. First Reading of Ordinance Number 9-2017
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KEENAN AND WITT PROPERTIES, LLC LOCATED AT 201 NORTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTY

Kelli W. McCormick, AICP presented the ordinance. The Planning Commission will hold a Public Hearing March 20, 2017 for the request. The owner / representative was present but did not speak.

ACTION - Councilman Lee Dumas made a motion to approve First Reading of Ordinance Number 9-2017. Councilman Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously

D. First Reading of Ordinance Number 10-2017
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JOHN STEWART, JR. LOCATED ON ANSEL SCHOOL ROAD, NORTH WOOD LANE AND HOLIDAY ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

Kelli W. McCormick, AICP presented the ordinance. The Planning Commission will hold a Public Hearing March 20, 2017 for the request. Neither the owner nor a representative was present.

ACTION - Councilman Lee Dumas made a motion to approve First Reading of Ordinance Number 10-2017. Councilman Wayne Griffin seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

E. First Reading of Ordinance Number 11-2017
A TWELFTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REFUNDING REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $15,500,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO.

Chuck Reynolds, Manager – Finance and Administration, Greer Commission of Public Works presented the request.
ACTION - Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 11-2017. Councilwoman Kimberly Bookert seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

XII. EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was needed to receive information on one (1) Personnel matter (Building and Development Standards), one (1) Economic Development matter (project briefing) and Mayor Danner added one (1) legal matter.

ACTIONS - In (8:06 p.m.) - Councilman Wayne Griffin made a motion to go into Executive Session to receive information as stated by the Mayor. Councilwoman Kimberly Bookert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they received the information as stated above and no action would be requested.

ACTIONS - Out (8:48 p.m.) – Councilman Wayne Griffin made a motion to come out of Executive Session. Councilman Wryley Bettis seconded the motion. Motion carried unanimously.

XIII. ADJOURNMENT

8:49 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications:
(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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<tbody>
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NOTICE OF PUBLIC HEARING FOR
GREENVILLE COUNTY PROGRAM YEAR 2017
ANNUAL ACTION PLAN / CITY OF GREER

The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2017 program year (7/1/17-6/30/18).

A public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 14, 2017 at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated $265,031 in CDBG fund and $85,753 in HOME fund will become available in July. An estimated $70,000 in CDBG program income and $180,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low and moderate income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary and affordable housing for lower income persons.

Written comments may also be sent to Stan Wilson, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, March 31, 2017.
FY 2017 Annual Action Plan
City of Greer

Program Year 2017
Prepared by
Greenville County Redevelopment Authority

Public Hearing March 14, 2017

FY 2017 Annual Action Plan

- The Annual Action Plan is Greenville County’s Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).

- FY 2017 funds is for the period beginning July 1, 2017 to June 30, 2018.

- This funding period also marks the 3rd year allocation of funds and activities for the current Greenville County 2015-2019 Consolidated Plan
# City of Greer
## FY 2017 Proposed Allocation

<table>
<thead>
<tr>
<th>PROJECT / ACTIVITY</th>
<th>CDBG</th>
<th>CDBG-PI</th>
<th>HOME</th>
<th>HOME-PI</th>
<th>TOTAL</th>
<th>Percent</th>
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<tbody>
<tr>
<td>Planning</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Acquisition</td>
<td>50,000</td>
<td></td>
<td>50,000</td>
<td>8</td>
<td></td>
<td></td>
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<tr>
<td>New construction/Housing Activities</td>
<td>85,753</td>
<td>180,000</td>
<td>265,753</td>
<td>44</td>
<td></td>
<td></td>
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<tr>
<td>Owner-occupied rehabilitation</td>
<td>25,000</td>
<td>0</td>
<td>25,000</td>
<td>4</td>
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<td></td>
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<tr>
<td>Emergency Rehabilitation</td>
<td>20,000</td>
<td>0</td>
<td>20,000</td>
<td>3</td>
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<td></td>
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<tr>
<td>Infrastructure/facility Improvements</td>
<td>109,031</td>
<td>0</td>
<td>109,031</td>
<td>18</td>
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<tr>
<td>Facility Improvements</td>
<td>70,000</td>
<td></td>
<td>70,000</td>
<td>12</td>
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<td></td>
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<tr>
<td>Subrecipients</td>
<td>41,000</td>
<td></td>
<td>41,000</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td>20,000</td>
<td></td>
<td>20,000</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL ALL FUNDING SOURCES</strong></td>
<td>265,031</td>
<td>70,000</td>
<td>85,753</td>
<td>100</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pi-represents Program Income and is generated by housing loans

All projects must be CDBG or HOME eligible, as appropriate.

---

City of Greer - Council District 18
Program Year 2017
Annual Action Plan Proposed Allocations: $600,784

City of Greer
FY 2017

- **Facility Improvements**: 70,000 (12%)
- **Subrecipients**: 41,000 (7%)
- **Demolition**: 20,000 (3%)
- **Acquisition**: 50,000 (8%)
- **New construction/Housing Activities**: 245,297 (44%)
# City of Greer
## FY 2017 Proposed Subrecipients Allocations

<table>
<thead>
<tr>
<th>Name of Public Service Agency</th>
<th>Proposed Use CDBG fund</th>
<th>Recommended Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Greer Parks and Recreation – Needmore Youth Summer Program</td>
<td>Summer Program Requested $23,064</td>
<td>$7,000</td>
</tr>
<tr>
<td>2 Greer Parks and Recreation – Needmore Senior Program</td>
<td>Computer classes Requested $10,560</td>
<td>$1,000</td>
</tr>
<tr>
<td>3 Creative Advancement Center</td>
<td>Afterschool Program Requested $10,000</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Public Service Agency</th>
<th>Proposed Use CDBG fund</th>
<th>Recommended Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Greer Community Ministries</td>
<td>Meals on Wheels Program Requested $20,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>5 Greer Relief &amp; Resources</td>
<td>Emergency, Medical &amp; Financial assistance Requested $15,600</td>
<td>$7,000</td>
</tr>
<tr>
<td>6 Helping Hands of Greer, Inc.</td>
<td>Essential services – Food and Care Fair Program. Requested $2,000</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Public Service – Greer CDBG</strong></td>
<td><strong>$41,000</strong></td>
</tr>
</tbody>
</table>
# City of Greer

**FY 2017 Proposed Housing Partner Allocations**

<table>
<thead>
<tr>
<th>Name of Agency</th>
<th>Proposed Use of HOME Funds</th>
<th>Recommended Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nehemiah CDC</td>
<td>New construction of 2 single family detached housing units - Lease Purchase housing opportunity in the Needmore Community on Mckissick Street.</td>
<td>2 homeownership units. Recommended amount: $80,000. If unable to sell within 9 months after completion to be converted to rental units.</td>
</tr>
<tr>
<td></td>
<td>Requested: $150,000</td>
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</tbody>
</table>

### Needmore Revitalization Implementation Strategies

- **Completed** - Canteen and Tremont Avenue – GLDTC & CDBG (Approx. Cost $900,000)
- **In process** - Spring Street – 2 housing units development – In progress
- Spring Street Improvement
  - Neighborhood meeting October 25th.
  - Estimated Cost: $1.15 million.

GLDTC total award: **$572,500**
- $90,000 - Eng & ROW Acq.
- $482,500 – Construction

CDBG fund – match: **$572,500 +**

Cost over-run: CDBG fund
Municipal Activity: Greer

Creekside Phases

Phase 1A: 8 homeownership units completed and 2 under construction

Phase 1B

Phase 1B- UHC 36 senior units completed
Municipal Activity
Greer
Creekside

Façade Improvement Program
Building better futures ...

Greenville County Redevelopment Authority
301 University Ridge, Suite 2500
Greenville, SC 29601
Phone: 864-242-9801
Website: www.gcra-sc.org

GCRA
CITY OF GREER
2017 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME PROGRAM FACT SHEET

Community Development Block Grant (CDBG). This grant is used to help low and moderate income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.

Qualified projects include:

1. **Projects benefiting an entire neighborhood** (public works, infrastructure, sewer, streets, sidewalks, parks, and lighting). *At least 51 percent of the people in the neighborhood must be verified low to moderate income.*

2. **Projects dealing with housing** (rehabilitation or new construction). Each household must be verified income eligible.

3. **Public service activities** (education, nutrition, child care, and medical care). Participants must be income qualified unless they are members of certain groups (seniors, disabled adults, battered and abused spouses and children, illiterates, people with HIV/AIDS, or migrant farm workers). People in these groups are automatically eligible for public service activities.

4. **Public facilities.** If a community center is for everyone in a neighborhood, the neighborhood must be low or moderate income. If it is for one of the special groups mentioned above, it may be located anywhere inside the city.

5. **Projects to eliminate slums and blight on a spot basis,** including demolition and façade upgrades. The site and/or the building must be declared blighted by your city codes department.

6. **Economic Development:** Revolving loan to existing or start up small business owners and façade improvement to commercial properties in the Central Business Areas for the purpose of creating and retaining low and moderate income jobs.

HOME Program. This program is used to increase the supply of decent affordable housing for modest income persons. All projects must be either new construction or repair of single-family housing. Each participating household must be income-qualified.

Funding Available. The City of Greer has the following *estimated* Program Year 2017 allocation amounts and program income available:

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
<th>HOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Allocation</td>
<td>$265,031</td>
<td>$85,753</td>
</tr>
<tr>
<td>Program Income</td>
<td>$ 70,000</td>
<td>$180,000</td>
</tr>
<tr>
<td>Total</td>
<td>$335,031</td>
<td>$265,753</td>
</tr>
</tbody>
</table>

Program income is generated by the repayment of CDBG or HOME funded housing loans, and has the same use requirements as the original grants.

**PROGRAM YEAR 2017 BEGINS JULY 1, 2017**

For additional information please contact
Greenville County Redevelopment Authority • 301 University Ridge, Suite 2500 • Greenville SC 29601
Phone: (864) 242-9801 • Fax: (864) 232-9946
Memorandum

To: Mr. Driggers, City Administrator
From: Steve Grant, Director Building and Development Standards
Subject: Brushy Creek Road Sidewalk Project Bid Results
Date: March 6, 2017
CC: Tammy Duncan, City Clerk

In keeping with the Master Plan, the City desires to install sidewalk to connect S. Main Street to Century Park. There is existing sidewalk from S. Main Street for about 1,700 feet to James Street where sidewalk ends. Existing sidewalk is good condition but approximately 25% is broken and cracked up and needs replacing. This project will replace broken sections of existing sidewalk, bring all street crossings into ADA compliance and extend new sidewalk approximately 1,800 feet to Century Park.

A pre-bid meeting was held on February 9, 2017. Four contractors were in attendance.

Bids were opened on February 21, 2017. City received 2 bids. Bids were as follows:

- Capitol Construction of the Carolinas, LLC, Spartanburg, SC - $113,900
- Earth Materials Grading Inc., Belton, SC - $202,440

Cost estimates indicated project should cost around $110,000.

References were contacted from prior projects performed by Capitol Construction and we are satisfied they are capable of completing this project.

We recommend the project be awarded to Capitol Construction in the amount of $113,900.

Additionally, an Alternate bid was requested and submitted to remove and replace all existing sidewalk with new sidewalk. The additional cost for Alternate A is $50,900.

Funding will be from the Road Paving Fund and Stormwater Fund.
Below, please find the summary of bids for Brushy Creek Road Sidewalk Project (S166).

<table>
<thead>
<tr>
<th>Price</th>
<th>Company</th>
<th>Location of Company</th>
</tr>
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<tbody>
<tr>
<td>Base Bid:</td>
<td>Capitol Construction of the Carolinas LLC</td>
<td>1554 Nazareth Church Road</td>
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<tr>
<td>113,900.00</td>
<td></td>
<td>Spartanburg, SC 29301</td>
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<tr>
<td>Alternative A:</td>
<td>50,900.00</td>
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<tr>
<td>202,440.00</td>
<td>Earth Materials Grading Inc.</td>
<td>PO Box 664</td>
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<td></td>
<td>Belton, SC 29627</td>
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