I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 6:34 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, Steve Owens, Communications Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE

Councilman Jay Arrowood

III. INVOCATION

Councilman Jay Arrowood

IV. PUBLIC FORUM

Kris Cato, 700 Huger Street, Columbia Attorney for JBM Leasing LLC stated I was asked to be here tonight to express any interest JBM has in purchasing the Allen Bennett property. As you know Ordinance Number 34-2016 up for second reading tonight provides for the sale of the Allen Bennett property at 313 Memorial Drive according to its November 22nd contract terms which was for approximately one point eight million dollars ($1,800,000.) and offered at the November 22nd Council meeting. At that same meeting, JBM made a cash offer of 2 point one million dollars ($2,100,000.). Three hundred thousand dollars ($300,000.) more. The following day JBM increased its offer to two point two million dollars ($2,200,000.) cash, four hundred thousand ($400,000.) more. Surprisingly, unbelievably, and without reasonable explanation all of JBM’s offers were rejected and JBM was told that the Council had accepted the significantly lower one point eight million dollars ($1,800,000.) offer. All this even though the city’s attorneys concede in legal documents they filed that the city is under no legal obligation and is not legally bound by that one point eight million dollars ($1,800,000.) contract. We now encourage the city to table the second reading of and the vote on this ordinance or in the alternative to vote to reject the ordinance. JBM has been provided documents which evidence that the prior process to sell the property and which resulted in the one point eight million dollars ($1,800,000.) offer and our two point two million dollars ($2,200,000.) was not conducted
in a fair and equitable manner. At this point, JBM reiterates its November 23rd offer in the amount of two point two million dollars ($2,200,000.) and encourages the Council to accept this offer as it is the highest and best offer by a significant amount, almost half a million dollars. If you reject JBMs offer, we protest the acceptance of the other offer and we protest the implementation of any process tonight to auction off or bid on the property as without appropriate notice. JBM encourages the Council to implement a fair and equitable process for the sale of the property which it will participate in and urges the Council to give adequate advanced notice of the process to enter, to all interested properties. Implementing such a process will result in the city realizing the greatest purchase price for the property and the greatest benefit for the citizens and tax payers of Greer.

Brian Martin, 3 Meadow Breeze Ct. – I am here on behalf of 313 Memorial Drive LLC, Mr. Jim Benson. As you guys know we’ve been dealing with this issue on the Allen Bennett Hospital property for some time, we gone through process that despite the claims was inequitable and fair I believe you guys are very aware of that process and not going to go through that, that at the time that on November 22nd when you passed first reading that the offer from Mr. Benson for one point eight million dollars ($1,800,000.) as purchase price for the real estate was the highest offer you had in front of you and there’s no requirement by law with regard to accepting a higher offer or doing anything in that process. I once again stand before you to ask you to stand behind your commitment to sell the property under the purchase price that was agreed to back in November. Despite the claims of the other parties I will remind you that that offer was accepted was the highest offer and you moved forward on that basis to pass this ordinance at a first reading and we ask you to do that again, passing it with a second reading. Although, I understand pressure is being applied through legal action, threats and intimidations from other parties encouraging you to go back on your word an emphasis that you have no legal obligation you guys know what’s right and I believe in you and doing the right thing with regard to this and that you all understand if you allow the tactics and threats of lawsuit to derail the process that we have that you know you are gonna be able to expect those tactics to be used in every economic development project in the future. If anybody can just file a lawsuit to change your mind you gonna be dealing with that lawsuit situation every time a project comes in there is a disgruntled competitor involved. We have a process in place for project that are designed to protect the interest of people just like my client from their plans being made public and their plans being undermined by a competitor. That’s exactly why the information on economic development projects exempted from the Freedom of Information Act until its projects are made public. There’s a reason for maintaining that confidentiality. We’ve respected this process the entire way from Mr. Benson and our submission we’ve only release his involvement in naming this project because it seemed like the right thing to do. But the terms and the conditions with regard to that project are still hopefully confidential from our side understanding that our competitors would like to make that information public and would like to undermine the process through that. I’m here asking you to hold true to the process because if you don’t do it now you won’t be able to do it in the future. Again, I’m asking you to stand behind the existing the agreed
purchase price for the real estate and your commitment to my client and pass second reading of Ordinance Number 34-2016. I do have some additional information regarding the project, as project “Forest” that includes information more specifics on the planned development of the property and job creation that I would like to pass out to you.
(Envelopes given to all Councilmembers, Mr. Driggers and Ms. Duncan) Again, I ask your consideration ..inaudible.. your decision tonight but I most definitely ask you to stand behind your original commitment and the purchase price that was agreed upon back in November.

V. MINUTES OF THE COUNCIL MEETING

January 10, 2017

ACTION - Councilwoman Kimberly Bookert made a motion that the minutes of January 10, 2017 be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

A. Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Report for December 2016 were included in the packet for informational purposes.

Finance
David Seifert, Chief Financial Officer presented the Financial Report for the period ending December 31, 2016. (Attached)

General Fund Cash Balance: $6,247,394.
Overall Benchmark Variance: $1,708,542.

The City is 8% under budget during this time period.

Hospitality Fund Cash Balance: $1,767,391.
Storm Water Fund Cash Balance: $943,677.

Finance and Information Technology
Chief Financial Officer David Seifert provided highlights from his December 2016 Activity Report.

VII. PETITIONER

A. Leadership Greer Project “Play it Forward”
Allison Rauch with Leadership Greer provided Council with information regarding their Biblebrook Drive (Northgate Manor) playground project. They hope to revitalize the playground and are seeking donations from the community. They are planning an
oyster roast to benefit the project February 24th from 6:00 pm until 9:00 pm, location unknown at this time. Tickets are available for $40.00. You can check with the Chamber of Commerce for more information.

VIII. ADMINISTRATOR’S REPORT

Ed Driggers, City Administrator presented the following:

Activity Items:

Hometown Legislative Action Day — we are looking forward to traveling to Columbia next week to participate in the Municipal Elected Officials Advanced Institute scheduled for Tuesday, January 31st and HLAD scheduled for Wednesday, February 1st.

Greater Greer Chamber of Commerce Annual Meeting — is scheduled for Thursday, February 16th. We are a table sponsor. If you would like to join us, please let me know. I will send an email out that you can respond to.

Council Planning Retreat — is scheduled for March 7th (Tuesday) & 8th (Wednesday). We are soliciting input from you on the format and topics to discuss.

Play it Forward — we will have additional information for you on the oyster roast that will support “Play it Forward” project. We are working with our Recreation Department on how we can partner with those folks as well to make that project successful. As you are aware it is not a designated City park, it is a private playground area through the Greer Housing Authority. They are a great partner of ours, we certainly support Leadership Greer and we want that project to be successful.

Brushy Creek Demonstration Sidewalk Project — we are moving forward and have now received final plans on the Brushy Creek Demonstration Sidewalk project. We will be submitting those to bid. We are hopeful it will be a late spring early summer project to go to construction.

Leaf Pick Up — according to our schedule we are in our last three (3) weeks of that program. If there is an area, we need to provide extra attention to please let us know.

Police Department — Mr. Driggers stated we had fifty (50) applications for Chief of Police position. Those were narrowed down to twenty-five (25) more highly qualified candidates, of this group we identified eight (8) individuals with background and experience that really shined. Through the process, we discovered that one of our own kept rising to the top in the process. It is my pleasure to introduce Captain Matt Hamby who very shortly will be designated as Chief of Police for the Greer Police Department.

Captain Matt Hamby spoke briefly.

Executive Session
Mr. Driggers stated he had one (1) Legal matter (receive legal advice regarding Allen Bennett Memorial Hospital property) for consideration during Executive Session.
IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Elections Commission

Alvetia Williams term expired 12/31/2016
No nominations were made.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 34-2016
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (ten (10) acres located at the intersections of Wade Hampton Boulevard, Memorial Drive, Spring Street, and Forest Street and identified as Tax Map No. G014000300400, G014000300101, G014000300100, and, G014000305608)

ACTION - Councilman Wryley Bettis made a motion to hold Second and Final Reading of Ordinance Number 34-2016 over until after Executive Session. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 1-2017
AN ORDINANCE AMENDING THE CITY OF GREER CODE OF ORDINANCE CHAPTER 2 ADMINISTRATION, ARTICLE V PURCHASING RULES AND PROCEDURES, SECTION 2-293 SMALL PURCHASES, SECTION 2-294 REGULAR PURCHASES, SECTION 2-295 EMERGENCY PURCHASES, SECTION 2-296 CENTRAL STOREHOUSE AND SECTION 2-297 OTHER GENERAL RULES

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 1-2017. Councilwoman Judy Albert seconded the motion.

ACTION - Councilman Wryley Bettis made a motion to amend Section 2-294 subsection (7) to add “Except in an emergency situation in the event that there is only one (1) bidder the City Administrator will bring the bid to Council for final approval or denial.” Councilwoman Judy Albert amended her second.

VOTE – Motion carried unanimously.

XI. EXECUTIVE SESSION
Mayor Rick Danner stated an Executive Session was needed to receive information on (1) Contractual matter pertaining to the sale of Allen Bennett property located on the corner of Wade Hampton Blvd and Memorial Drive and to receive Legal advice concerning a potential lawsuit involving the sale of the Allen Bennett property.

**ACTION** - In (7:26 p.m.) - Councilman Wayne Griffin made a motion to go into Executive Session to receive information as stated by the Mayor. Councilman Lee Dumas seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they received the information as stated above.

**ACTION** - Out (8:50 p.m.) – Councilwoman Kimberly Bookert made a motion to come out of Executive Session. Councilman Wryley Bettis seconded the motion. Motion carried unanimously.

**A. Second and Final Reading of Ordinance Number 34-2016**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (ten (10) acres located at the intersections of Wade Hampton Boulevard, Memorial Drive, Spring Street, and Forest Street and identified as Tax Map No. G014000300400, G014000300101, G014000300100, and, G014000305608)**

**ACTION** - Councilman Jay Arrowood made a motion to accept Second and Final Reading of Ordinance Number 34-2016 under the amended terms provided to us tonight by 313 Memorial Drive LLC as part of Project Forest. Councilman Wayne Griffin seconded the motion with the amendments.

Discussion followed.

Councilman Griffin stated “From the very start we tried to be fair with this process and we’ve tried to do what’s right for the citizens of Greer”.

Councilman Bettis stated “I’d like to echo Councilman Griffins comments and say we’ve been very diligent about the process and I’m very confident about our process”.

Councilwoman Bookert stated “I think that we were definitely fair in our process for, during the contractual process”.

Councilman Arrowood stated “It has been said we had an offer forced upon us and I think that is furthest from the truth, nothing has ever been forced on this Council. I will stand by that.”

**VOTE** – Motion carried 6-1 with Councilmember Albert voting in opposition.

**XII. ADJOURNMENT**

8:53 P.M.
Notifications:
Public Forum
Sign in

January 24, 2017
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>
</tr>
</thead>
<tbody>
<tr>
<td>Lee Cato</td>
<td>700 High St.</td>
<td>Ordinance 34-2016</td>
<td>Oppose</td>
</tr>
<tr>
<td>Brian Martin</td>
<td>212 Trade St.</td>
<td>Ordinance 34-2016</td>
<td>In Favor</td>
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## Financial Performance Summary

**As of Month End December, 2016**

### Quick Look Indicators

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<tr>
<td>General Fund Revenue</td>
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