

**MINUTES OF THE MEETING OF CITY COUNCIL
OF THE CITY OF GREER
SOUTH CAROLINA**

September 25, 2007

**MEETING LOCATION: 1306 West Poinsett Street
Greer, SC 29650**

**WORKSHOP
6:00 PM**

Greer City Council met in a Workshop Session with Mayor Rick Danner presiding. Council members present: Wryley Bettis, Wayne Griffin, Joseph Baldwin and Jay Arrowood. Councilwoman Sandra Anderson arrived at 6:12 and Councilwoman Belle Coxe Mercado arrived at 6:24. Also present: Ed Driggers, City Administrator, Tammela Duncan, Municipal Clerk and various other staff and media.

Mayor Danner called the Workshop Session to order at 6:02 p.m.

Subject: **Health Benefit Options**

David Seifert introduced John Ferguson and Scott Ogburn with Ferguson Benefits Group.

Mr. Driggers gave a summary of our existing self insured insurance program. He then explained four insurance coverage options (attached) for consideration by Council.

Workshop Session was adjourned at 6:52pm.

Brief recess was taken.

**REGULAR SESSION
6:30 PM**

Greer City Council met in regular session with Mayor Rick Danner presiding. Council members present: Wryley Bettis, Wayne Griffin, Sandra Anderson, Joseph Baldwin, Jay Arrowood and Belle Coxe Mercado. Also present: Ed Driggers, City Administrator, Tammela Duncan, Municipal Clerk and various other staff and media.

Mayor Danner called the Regular Session to order at 7:02 p.m.

Invocation was given by Councilman Joseph Baldwin.

PUBLIC FORUM

Ronald Rich, 210 Hammett Bridge Rd, spoke in opposition to Ordinance Number 38-2007 & 39-2007.

Doris Talley, 106 Oak Forest Drive, spoke in opposition to Ordinance Number 38-2007 & 39-2007.

Cris Rollins, 108 Oak Forest Drive, spoke in opposition to Ordinance Number 38-2007 & 39-2007.

Shirley Williams, 110 Oak Forest Drive, spoke in opposition to Ordinance Number 38-2007 & 39-2007.

MINUTES OF September 11, 2007

Councilman Bettis made a motion that the minutes of September 11, 2007 be received as written. Councilman Arrowood seconded the motion.

Motion unanimously carried 7-0.

DEPARTMENTAL REPORTS

Building and Development Standards, Engineering and Storm Water, Finance Report, Fire Department, Court, Parks & Recreation, Police Department and Public Services August 2007 and the Planning Commission Report for September 17, 2007 were included in packet for informational purposes.

Fire Chief Chris Harvey informed Council the Fire Department has received a Class II ISO Rating. He then thanked Council, Mr. Driggers and his staff for their hard work in obtaining this rating.

David Seifert, Director of Finance and Information Technology, stated the following:

Finance Department: Finance Report for the period ending August 31, 2007.

Revenues: \$ 662,674.00

Expenditures \$ 2,333,416.00

The City is currently 4% under budget for this time period.

PETITIONER

Ruby Casey -

The Closure of Spartanburg County Department of Social Services Office at the J. Verne Smith Human Resources Center.

Mayor Danner stated Ms. Casey left the meeting after being given an update on the situation.

Mr. Driggers informed Council Senator Lewis Vaughn and Representative Joe Mahaffey had been working diligently on this issue and they were able to ascertain the details of what will occur has not been completely finalized at this point but we are to be assured that the services of the Department of Social Services for both Greenville and Spartanburg County will remain at the Human Resource Center and be available to the residents of this community. There are no immediate plans for that Center to be closed.

SPECIAL RECOGNITION

Praise Cathedral Church of God 25th Anniversary

Mayor Danner read the proclamation congratulating Praise Cathedral Church of God on their 25th Anniversary.

ADMINISTRATOR'S REPORT

Ed Driggers

Construction Projects Update – We are moving forward with the **Police & Court Facility** concrete has been poured on the first and second floor. We will conduct a “Topping Out” ceremony this Friday at 11:00 am allowing the employees that will be working out of that building, Council and other staff members to sign their name to a beam or girder. **City Hall / Park** – Steel is being erected on the City Hall site, we are scheduled for concrete to be poured at that site over a three week period beginning October 10th, 17th, and 24th. We hope to hold an additional “Topping Out” ceremony there the first of November. We have received our DHEC permit for the park and we are ready to move forward with the park construction as well.

Downtown Area – Parking Lot at the J. Verne Smith Human Resources Center has had some delays from underground gas lines to underground telephone lines that were not identified during the utility marking process. We then discovered an underground fuel tank on the site. This required we stop construction and have an environmental assessment of the underground storage tank. We had the residual fuel pumped out of the tank and had the tank moved and had soil testing as well. As soon as that process started we received a call from the contractor that we had discovered a headstone and a bone on the site. We immediately stopped construction, secured the site and contacted the proper authorities. We were very pleased to learn that it was a non-human bone that had been discovered and based on historical information we also discovered that there was a business at this site that was in the business of making headstones. We believe that the headstone dated 1885 (name removed) was from that business. The parking lot will be open for Oktoberfest but it may or may not be black topped. We will get the parking lot black topped as quickly as we can.

Mr. Driggers stated he has no items to discuss in Executive Session.

OLD BUSINESS

SECOND READING OF ORDINANCE NUMBER 35-2007

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF GREER, SOUTH CAROLINA; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

Mr. Driggers requested an effective date of November 1, 2007 to allow for a training of enforcement personnel.

Brief discussion followed.

Councilwoman Mercado made a motion to receive Second and Final Reading of Ordinance Number 35-2007. Councilman Bettis seconded the motion.

Motion unanimously carried 7-0.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 36-2007

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY GWYN M. HAWKINS & CURTIS E. HAWKINS AND LOCATED AT 906 S. BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-2 (COMMERCIAL) FOR SAID PROPERTY

Phil Rhoads stated this ordinance was approved unanimously by the Planning Commission with no changes since first reading.

Councilwoman Mercado made a motion to receive Second and Final Reading of Ordinance Number 36-2007. Councilman Bettis seconded the motion.

Motion unanimously carried 7-0.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 37-2007

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WM. KIM BURNETT, CHERYL GENOBLE & KAREN B. ROBINSON AND LOCATED AT 908 S. BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-2 (COMMERCIAL) FOR SAID PROPERTY

Phil Rhoads stated this ordinance was approved unanimously by the Planning Commission with no changes since first reading.

Councilwoman Mercado made a motion to receive Second and Final Reading of Ordinance Number 37-2007. Councilman Baldwin seconded the motion.

Motion carried 6-1 with Councilman Griffin voting in opposition.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 38-2007
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF
PROPERTY OWNED BY FRED O. PLEMMONS AND LOCATED AT
203 HAMMETT BRIDGE ROAD BY ONE HUNDRED PERCENT
PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF
C-2 (COMMERCIAL) FOR SAID PROPERTY

Phil Rhoads stated the Planning Commission's motion was 5-0 to deny. He also stated representatives from Langston Black would like to present additional information to Council.

Representative of Langston Black and Mr. Plemmons, David Black along with Andy Sherard with Site Designs Inc. presented additional information and plans for a possible business to locate at this site.

Discussion followed.

Councilwoman Mercado made a motion to table Ordinance Number 38-2007 with the possibility of returning the ordinance to the Planning Commission for further consideration of the new information. Councilman Baldwin seconded the motion.

Motion carried 5-2 with Councilman Griffin and Councilwoman Anderson voting in opposition.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 39-2007
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF
PROPERTY OWNED BY LENNY DAVID JONES & JANE S. JONES
AND LOCATED AT 205 HAMMETT BRIDGE ROAD BY ONE
HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING
CLASSIFICATION OF C-2 (COMMERCIAL) FOR SAID PROPERTY

Phil Rhoads stated since first reading they have discovered there is a ten (10) foot strip between the Plemmons property and the Jones property that is not contiguous and was not included in the Jones petition. Even though the Planning Commission voted 5-0 to deny the request the property is not contiguous nor will it be unless the Greer property is brought into the City. This ordinance is considered Invalid based on the lack of contiguity.

Discussion followed.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 40-2007
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF
PROPERTY OWNED BY CHUCK LANGSTON AND LOCATED ON
THE CORNER OF BUNCOMBE ROAD AND JONES AVENUE BY
ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A
ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL)
FOR SAID PROPERTY**

Phil Rhoads stated this ordinance was approved unanimously by the Planning Commission with no changes since first reading.

Councilwoman Anderson made a motion to receive Second and Final Reading of Ordinance Number 40-2007. Councilman Griffin seconded the motion.

Motion unanimously carried 7-0.

NEW BUSINESS

ADD AN ITEM OF NEW BUSINESS TO THE AGENDA

Mayor Danner asked consideration of adding one item of New Business to the agenda regarding further discussion of the Health Benefits Plan options.

Councilman Baldwin made a motion to add the above item of New Business to the agenda. Councilman Bettis seconded the motion.

Motion carried 6-1 with Councilwoman Anderson voting in opposition.

FIRST READING OF ORDINANCE NUMBER 41-2007
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY WELCOME HOMES, INC., LOCATED AT 403
& 411 EAST FAIRVIEW AVENUE & KING STREET FROM RM-1
(RESIDENTIAL MULTI-FAMILY) TO RM-2 (RESIDENTIAL MULTI-
FAMILY).**

Phil Rhoads presented the ordinance. Staff recommended approval and the Planning Commission voted unanimously for approval.

Councilwoman Anderson made a motion to receive First Reading of Ordinance Number 41-2007. Councilman Baldwin seconded the motion.

Abraham Mills representative of Welcome Homes Inc. briefed Council on the project.

Motion unanimously carried 7-0.

FIRST READING OF ORDINANCE NUMBER 42-2007
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ARTHUR CHULKAS, LOCATED AT 1015 WEST POINSETT STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY) TO C-2 (COMMERCIAL).

Phil Rhoads presented the ordinance. Staff recommended approval and the Planning Commission voted unanimously for approval.

Councilman Bettis made a motion to receive First Reading of Ordinance Number 42-2007. Councilwoman Anderson seconded the motion.

Motion carried 6-1 with Councilwoman Mercado voting in opposition.

FIRST READING OF ORDINANCE NUMBER 43-2007
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JACK & ANDREA MURPHY & BRIAN DONNELLY, LOCATED AT 103 WEST FAIRVIEW AVENUE FROM C-2 (COMMERCIAL) TO R-12 (RESIDENTIAL SINGLE-FAMILY).

Phil Rhoads presented the ordinance. Staff recommended approval and the Planning Commission voted unanimously for approval.

Councilman Bettis made a motion to receive First Reading of Ordinance Number 43-2007. Councilwoman Anderson seconded the motion.

Motion unanimously carried 7-0.

FIRST READING OF ORDINANCE NUMBER 44-2007
AUTHORIZING THE CITY OF GREER, SOUTH CAROLINA, TO EXECUTE DOCUMENTS INCLUDING THE GROUND LEASE AGREEMENT, THE LEASE AGREEMENT AND THE FIRST SUPPLEMENT TO LEASE AGREEMENT RELATING TO A NOT EXCEEDING \$2,000,000 LEASE/PURCHASE, IN ONE OR MORE SERIES; AND OTHER MATTERS RELATING THERETO.

Mr. Driggers and David Seifert presented the ordinance.

Councilwoman Anderson made a motion to receive First Reading of Ordinance Number 44-2007. Councilman Griffin seconded the motion.

Brief discussion followed.

Motion carried unanimously 7-0.

ITEM ADDED TO THE AGENDA
Health Benefits Options

Mr. Driggers recommended a hybrid of the four tier plan (Option 4 attached) with premiums stated and effective October 1, 2007 the spousal carve out program will become effective. Employees currently enrolled in our program will be eligible to stay in our program. As of October 1, 2007 spouses of our employees will have to provide proof of non-insurability to be allowed to go under our plan as primary, specifics to be worked out at a later time. We would recommend we implement the Healthy Life Styles Benefit program within one year. Also, reallocate our insurance premiums from 80 / 20 to 75/25.

Councilman Baldwin made a motion to adopt a hybrid of the four tier plan (Option 4 attached) with premiums stated and effective October 1, 2007 the spousal carve out program will become effective. Employees currently enrolled in our program will be eligible to stay in our program. As of October 1, 2007 spouses of our employees will be required to provide proof of non-insurability to be allowed to be placed on our plan as primary coverage, specifics to be worked out at a later time. Councilman Bettis seconded the motion.

Discussion followed.

Motion carried unanimously 7-0.

EXECUTIVE SESSION

Mayor Danner stated an Executive Session was not needed.

The meeting adjourned at 8:45 p.m.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk