



CITY OF GREER, SOUTH CAROLINA

**MINUTES of the FORMAL MEETING of GREER CITY COUNCIL
July 28, 2020**

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:36 P.M.

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

Others present: Mike Sell, Deputy City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE Councilmember Mark Hopper

III. INVOCATION Councilmember Mark Hopper

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING July 14, 2020

ACTION – Councilmember Wryley Bettis made a motion that the minutes of July 14, 2020 be received as written. Councilmember Judy Albert 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 Reports for **June 2020** were included in the packet for informational purposes.

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending June 30, 2020. (Attached)

General Fund Cash Balance: \$14,452,562.

General Fund Revenue: \$29,904,426.

General Fund Expenditures: \$26,579,572.

Revenue Benchmark Variance: \$905,787.
Expenditure Benchmark Variance: \$2,419,066.
Overall Benchmark Variance: \$3,324,853.

The City is 7% under budget during this time period.

Hospitality Fund Cash Balance: \$244,585.
Storm Water Fund Cash Balance: \$898,486.

VII. PETITIONER

- A. Justin Hughes – Did not appear.

VIII. PRESENTATION

- A. Steve Owens, Communications Manager presented Council with the 2020 Municipal Association of South Carolina Achievement Award in Communications for the downtown CenterG Project.

IX. ADMINISTRATOR'S REPORT

Mike Sell, Deputy City Administrator presented the following:

MASC (Municipal Association of South Carolina) Achievement Award – thanked everyone involved for their efforts in preparing for and presenting to MASC and winning the MASC Achievement Award.

Cares Act – through the CARES Act Greenville County was the only county in South Carolina that received direct funding by meeting the population standard. It was around Ninety-one Million dollars (\$91,000,000.00). Part of that funding was allotted to the cities within Greenville County, approximately One million dollars (\$1,000,000.00) for reimbursement for qualifying expenses. We were able to provide a submission to the county to address expenses related to COVID response. Materials, Personal Protective Equipment, supplies, refunds that were related to cancellation of sports and programming activities that the City experienced because of cancellation of those events and programming. We submitted reimbursement of One hundred sixty-one thousand eight hundred dollars (\$161,800.00) and we received the check from the county last week. Our finance team worked diligently to put together that information. We've been tracking that information in anticipation of the likelihood we would have the opportunity to seek reimbursement for those expenses. We continue to track those expenses and submit them until we are told there is no more money available. The good news is there is there also some additional opportunities through the CARES ACT State Funds that will address payroll funds through the COVID response that we have yet to submit. We are in the process of gathering that information to provide to them as soon as that information becomes available. Again our Finance Staff is working on that. This would include overtime response or leave we've provided.

Mr. Andrew Merriman – Staff has been working over the past few weeks for Mr. Merriman to join us starting this coming Monday. Staff will have an opportunity to drop in and meet Mr. Merriman this Thursday evening. Some staff will meet with him prior to that our Human Resources Department, and our Internet Technology Department has reached out to him to take care of some of the new employee logistics ahead of time so his first day he doesn't have to spend a lot of time going through the new employee things. We want to make sure when he arrives Monday he can hit the ground running. Some administrative staff will spend time with him Wednesday to get an idea of what he sees his first week looking like. We will leave it flexible.

2020-2021 Budget Books – were placed in Council mailboxes.

Center for the Arts – has started their project through the funding that was provided through the "Make Greer Great" Partnership for Tomorrow to do a sculpture of a tree that its time had come and instead of cutting it down completely they have moved forward with creating a sculpture out of it. That work began on the 23rd of July and will take about two to three weeks. The progress can be tracked through social media.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 29-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY S. MICHAEL BRUCE LOCATED ON NORTH HOWELL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Planner asked Council to amend the name of the owner to S. Michael Bruce. A representative was present but did not speak.

Discussion held.

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 29-2020. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried with Councilmember Albert voting in opposition.

B. Second and Final Reading of Ordinance Number 30-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Ashley Kaade, Planner stated there was no new information. A representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 30-2020. Councilmember Wayne Griffin seconded the motion.

Discussion.

VOTE – Motion carried with Councilmember Albert voting in opposition.

**C. Second and Final Reading of Ordinance Number 33-2020
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY
CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE
FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Planner stated there was no new information. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 33-2020. Councilmember Jay Arrowood seconded the motion.

Discussion.

VOTE – Motion carried unanimously.

**D. Second and Final Reading of Ordinance Number 35-2020
AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2020, IN THE
PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,057,103 RELATING TO THE
FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING
THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE
AGREEMENT; AND OTHER RELATED MATTERS**

Susan Howell, Budget and Audit Manager presented the request.

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 35-2020. Councilmember Mark Hopper seconded the motion.

Discussion.

VOTE – Motion carried unanimously.

XI. NEW BUSINESS

A. First Reading of Ordinance Number 37-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARGARITA HEWITT LOCATED AT 2920 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).

Ashley Kaade, Planner presented the request. Neither the owner nor a representative was present.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 37-2020. Councilmember Judy Albert seconded the motion.

Discussion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 38-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY BONITA TAYLOR MCCALL LOCATED AT 1040 POPLAR DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).

Ashley Kaade, Planner presented the request. A representative John Chisholm spoke.

ACTION – Councilmember Jay Arrowood made a motion to table First Reading of Ordinance Number 38-2020. Councilmember Wayne Griffin seconded the motion.

Lengthy discussion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 39-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY OZF LLC LOCATED ON SOUTH BEVERLY LANE FROM R-12 (RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing July 20, 2020 and recommended approval. A representative was present but did not speak.

Discussion.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 39-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

**D. First Reading of Ordinance Number 40-2020
AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER RELATED TO THE SOUTH MAIN TOWNES DEVELOPMENT**

Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing July 20, 2020 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 40-2020. Councilmember Judy Albert seconded the motion.

Ron Johnson, Developer and Bill Kane - Ryan Homes (builder) spoke.

Lengthy discussion.

VOTE – Motion carried 5-2 with Councilmembers Arrowood and Griffin voting in opposition.

**E. First and Final Reading of Resolution Number 21-2020
TO RENAME THE CITY OF GREER CENTER FOR THE ARTS BUILDING “THE EDWARD R. DRIGGERS CITY OF GREER CENTER FOR THE ARTS BUILDING”**

Mayor Rick Danner presented the request.

ACTION – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 21-2020. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

**F. First and Final Reading of Resolution Number 22-2020
A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS A TEXTILE MILL SITE**

Reno Deaton, Executive Director of Greer Development Corporation presented the request. Lawrence Black, the developer was present but did not speak.

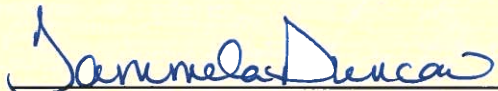
ACTION – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 22-2020. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

XII. EXECUTIVE SESSION

XIII. ADJOURNMENT

8:14 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, July 24, 2020.



Financial Performance Summary

As of Month End June, 2020

Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↓	↓	\$ 14,452,562
General Fund Revenue	↑	↑	\$ 29,904,426
General Fund Operational Expenditures	↑	↑	\$ 26,579,572
Budget Percentage (Over) / Under	↓	↑	7%
Revenue Benchmark Variance	↓	↓	\$ 905,787
Expenditure Benchmark Variance	↑	↑	\$ 2,419,066
Overall Benchmark Variance	↑	↓	\$ 3,324,853
Hospitality Fund Cash Balance	↓	↓	\$ 244,585
Hospitality Fund Revenue	↓	↑	\$ 2,472,013
Hospitality Fund Expenditures	↓	↑	\$ 2,479,978
Storm Water Fund Cash Balance	↓	↓	\$ 898,489
Storm Water Fund Revenue	↑	↑	\$ 1,070,034
Storm Water Fund Expenditures	↓	↑	\$ 1,337,264