



## **CITY OF GREER, SOUTH CAROLINA**

### **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 27, 2020**

**Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651**

#### **Call to Order**

Mayor Rick Danner – 6:30 P.M.

The following members of Council were in attendance: Jay Arrowood, Wayne Griffin, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert (arrived at 6:31).

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

#### **Invocation and Pledge of Allegiance**

Councilmember Wayne Griffin

#### **Public Forum**

No one signed up to speak

#### **Minutes of the Council Meeting**

October 13, 2020

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of October 13, 2020 be received as written. Councilmember Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

#### **Departmental Reports**

Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **September 2020** were included in the packet for informational purposes.

#### **Finance**

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

General Fund Cash Balance: \$9,933,513.

Revenue: \$2,443,179.

Operational Expenditures: \$5,712,800.

Fund Balance Usage: \$499,854.  
Total Expenditures: \$6,212,654.  
Operational Expenditures: 5% under Budget  
Total Percentage: 3% under Budget

Revenue Benchmark Variance: \$629,626.  
Expenditure Benchmark Variance: \$(372,689.)  
Overall Benchmark Variance: \$256,937.

Hospitality Fund Cash Balance: \$1,709,471.  
Storm Water Fund Cash Balance: \$2,493,863.

**Andy Merriman**, City Administrator presented the following:

**Open Enrollment** – Reminder for those insured with the City Open Enrollment ends this Friday, October 30, 2020.

**Christmas Decorations** – City Staff will begin decorating the City with Christmas decorations November 9<sup>th</sup>. Work will begin on Wade Hampton Blvd.

**Auditors** – External auditors will begin the auditing process next week.

**Dine on Trade** – the final Dine on Trade will be held this Friday night. GSA (Greer Station Association) states it has been tremendously successful. I want to thank GSA, Greer Development Corporation and the downtown merchants for participating in this opportunity.

**Council Retreat/Workshop** – a reminder Council will hold their retreat November 6, 2020 starting at noon at City Hall. I will have an agenda out to you by weeks end.

**Paving** – one question that came up last week was some pros and cons of cost benefit analysis for paving with concrete versus asphalt specific to the Cannon Street Project. There are some things I feel Council should discuss in detail with staff and I can't think of a better time to do that than at the workshop. If there is no objection to that, that is my recommendation.

## **Old Business**

Mayor Danner requested Second and Final Reading of Ordinance Number 52-2020, Ordinance Number 53-2020, Ordinance Number 54-2020 and Ordinance Number 55-2020 be held until after Executive Session.

**Second and Final Reading of Ordinance Number 56-2020**  
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JUST CALL LARRY, LLC LOCATED AT 3385 BRUSHY CREEK ROAD BY ONE**

**HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner stated the Planning Commission will held a public hearing October 19, 2020 and recommended approval. Larry Sinn, the owner of the property was present.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 56-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 57-2020**  
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAY AND SONS INVESTMENTS LOCATED ON FORREST STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

Brandon McMahan, Planner stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 57-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 58-2020**  
**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5, ZONING DISTRICT REGULATIONS, SECTION 8.2, C-2, HIGHWAY COMMERCIAL DISTRICT, COMMERCIAL USES PERMITTED BY SPECIAL EXCEPTION, TO ALLOW AIR CONDITIONING EQUIPMENT, SALES AND SERVICE.**

Brandon McMahan, Planner stated there was no new information.

**ACTION** – Councilmember Jay Arrowood made a motion to amend Second and Final Reading of Ordinance Number 58-2020 to add Air Conditioning equipment, sales and service as a Use Permitted. Councilmember Wayne Griffin seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**Appointments to Boards and Commissions**

**The Housing Authority of the City of Greer**

**Perry Dennis's term expires 10/31/2020.**

**ACTION** – Councilmember Wryley Bettis nominated Perry Dennis for reappointment to the Housing Authority of the City of Greer. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Sarrell Strange has resigned, his term expires 10/31/2023.**

**ACTION** – Councilmember Mark Hopper nominated Cynthia Green to fill the remaining term of Mr. Strange's vacated seat. Councilmember Lee Dumas seconded the motion.

**VOTE** – Motion carried unanimously.

**New Business**

**First Reading of Ordinance Number 59-2020**

**AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR THE RECREATION DEPARTMENT BY AMENDING THE FEES FOR GREER GOLF.**

David Seifert, Chief Financial Officer presented the request.

**ACTION** – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 59-2020. Councilmember Wryley Bettis seconded the motion.

Brief discussion held.

**VOTE** – Motion carried unanimously.

**Executive Session**

**Economic Development Matter – Project Apollo**

**Legal Advice – Refinancing Outstanding Debt**

**ACTION** – In (6:55 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Apollo; as allowed by State Statute Section 30-4-70(a)(5) and to receive Legal Advice pertaining to Refinancing Outstanding Debt; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Judy Albert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they considered the above matter and no action was taken.

**ACTION** - Out (7:10 p.m.) – Councilmember Jay Arrowood made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.

**OLD BUSINESS (continued)**

**Second and Final Reading of Ordinance Number 52-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF TWO PROPERTIES OWNED BY BECKNELL INDUSTRIAL, LLC LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.**

Brandon McMahan, Planner presented the request and stated the Planning Commission held a public hearing October 19, 2020 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 52-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 53-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS LOCATED AT 888 DEYOUNG ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request and stated the Planning Commission held a public hearing October 19, 2020 and recommended approval.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 53-2020. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 54-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS, PHIL HENDRICKS AND WILLIAM HENDRICKS LOCATED ON SHORTIE STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request and stated the Planning Commission held a public hearing October 19, 2020 and recommended approval.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 54-2020. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 55-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES AND MARSHA BENNETT AND FREIDA GRAY LOCATED AT 162 LIBERTY HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request and stated the Planning Commission held a public hearing October 19, 2020 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 55-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Adjournment** – 7:14 P.M.

**Recessed for 5 minutes.**

**Greer Planning Commission and Greer City Council joint Workshop for discussion of proposed 2030 Comprehensive Plan.**

**Call to Order - Workshop**

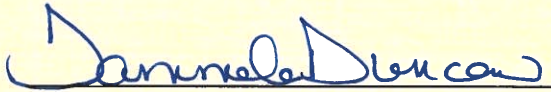
Mayor Rick Danner – 7:20 P.M.

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

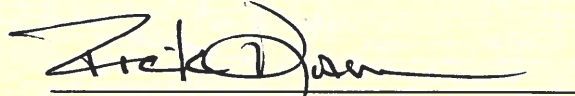
The following members of the Planning Commission were in attendance: John Holland, Brian Martin, Walden Jones, and Judy Jones

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Steve Owens, Communications Manager, Ashley Kaade, Planner, Brandon McMahan, Planner and various other staff and media. Darren Meyer, Principal, AICP, was present and Chris Herman, Principal, AICP and Juliana Silveira Project Manager joined by Zoom.

The proposed 2030 Comprehensive Plan was presented and discussed. (Attached)



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, October 23, 2020.







# Financial Performance Summary

As of Month End September, 2020

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
<b>GENERAL FUND</b>			
Cash Balance	↓	↓	\$ 9,933,516
Revenue	↓	↑	\$ 2,443,179
Operational Expenditures	↓	↑	\$ 5,712,800
Fund Balance Usage	↓	↑	\$ 499,854
Total Expenditures	↓	↑	\$ 6,212,654
Operational Percentage (Over) / Under	↑	↑	5%
Total Percentage (Over) / Under	↑	—	3%
Revenue Benchmark Variance	↑	↑	\$ 629,626
Expenditure Benchmark Variance	↑	↑	\$ (372,689)
Overall Benchmark Variance	↑	↑	\$ 256,937
<b>HOSPITALITY FUND</b>			
Cash Balance	↑	↓	\$ 1,709,471
Revenue	↓	↓	\$ 611,554
Expenditures	↑	↑	\$ 51,227
<b>STORM WATER FUND</b>			
Cash Balance	↑	↑	\$ 2,493,863
Revenue	↓	↑	\$ 101,493
Expenditures	↓	↓	\$ 13,984

DATE: September 28, 2020  
TO: Greer Citizen  
FROM: Brandon McMahan



**\*Requesting ad to run on October 7, 2020\***

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The City of Greer City Council and Planning Commission will hold a Workshop following the regularly scheduled Greer City Council meeting on **Tuesday, October 27, 2020** at Greer City Hall located at 301 E. Poinsett Street to review the draft 2030 Comprehensive Plan.

Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 301 E. Poinsett Street.