



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

### **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL February 23, 2021**

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

**Call to Order of the Formal Meeting** Mayor Rick Danner – 6:35 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: Andy Merriman, City Administrator, Mike Sell, Deputy City Administrator, Elizabeth Adams, Assistant to the City Administrator, Steve Owens, Communications Manager and various other staff and media. Tammela Duncan, Municipal Clerk was absent.

**Invocation and Pledge of Allegiance** Councilmember Wayne Griffin

**Public Forum** No one signed up to speak.

**Minutes of the Council Meeting** February 9, 2021

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of February 9, 2021 be received as written. Councilmember Lee Dumas 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 **January 2021** were included in the packet for informational purposes.

### **Finance**

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending January 31, 2021. (Attached)

General Fund Cash Balance: \$14,150,390.

Revenue: \$17,717,063.



Operational Expenditures: \$15,974,836.  
Fund Balance Usage: \$777,672.  
Total Expenditures: \$16,752,508.  
Operational Expenditures: 5% under Budget  
Total Percentage: 2% under Budget

Revenue Benchmark Variance: \$3,711,609.  
Expenditure Benchmark Variance: \$(1,109,822.)  
Overall Benchmark Variance: \$2,601,787.

Hospitality Fund Cash Balance: \$2,065,967.  
Storm Water Fund Cash Balance: \$2,533,646.

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

**Neighborhood Tool Shed Program** – Effective yesterday (February 22, 2021) we started our Neighborhood Tool Shed Program for the citizens of Greer that have code enforcement violations or other needs to rectify code enforcement issues that do not have the means to borrow tools from our Neighborhood Tool Shed. It is a program you funded in the last fiscal year. We bought the trailer and tools and rolled it out yesterday. We are modeling this after some other cities in the state that have seen improvements that this tool shed can make. We are excited to see it out there.

**Council Budget Workshop** – thanked Council and Staff for a successful budget retreat Friday (February 19<sup>th</sup>). I feel like it was a great opportunity to dialogue with Council and get specifics on the year in review for our departments. It was beneficial not only for staff but Council as well and I wanted to thank you for your attendance.

**Leesburg Peake** – a couple of months ago we discussed a DHEC (Department of Health and Environmental Control) finding where we were in violation for an illegal dumping activity at Leesburg Peake. We had a number of year ago starting dumping inert material off of the side of a road to shore up some erosion issues and was not a permanent activity. The City Attorney Mr. Hughes and I have gone round and round about it. We had a hearing with DHEC (Department of Health and Environmental Control) and we had to sign a consent order to rectify the issue. We are putting the work out to bid, we will have a Bid Opening April 7<sup>th</sup> to see what the work will cost us and I will bring that back to Council for approval some time thereafter. After a number of debated topics we are where we are and this is what it is. We will be moving forward with getting that area cleaned up to DHEC's (Department of Health and Environmental Control) satisfaction.

**Old Business**

**Second and Final Reading of Ordinance Number 1-2021**  
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY FORD PARK LLC LOCATED ON FORD STREET FROM RM-2**



**(RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 1-2021. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 2-2021**  
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ELIJAH TERRY LOCATED AT 717 EAST POINSETT STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO C-2 (COMMERCIAL DISTRICT).**

Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 2-2021. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 3-2021**  
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DELTA EXPRESS INC. LOCATED AT 325 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTY.**

Ashley Kaade, Planner requested Council make a correction in acreage by amending the acreage to .53 acres.

Discussion held.

**ACTION** – Councilmember Mark Hopper made a motion to amend Second and Final Reading of Ordinance Number 3-2021 reflecting .53 acres. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 4-2021**  
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY DELTA EXPRESS, INC. LOCATED ON OLD JONES**



**ROAD FROM RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO S-1 (SERVICE DISTRICT).**

Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 4-2021. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 5-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY SUNNYSIDE GREER LLC LOCATED AT 503 EAST FAIRVIEW AVENUE FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 5-2021. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 6-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAYMOND GIBBS LOCATED ON EARL STREET FROM C-2 (COMMERCIAL DISTRICT) TO RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT).**

Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 6-2021. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 7-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY LINDA CASON LOCATED AT 210 CAMPBELL AVENUE FROM R-12 (RESIDENTIAL SINGLE FAMILY DISTRICT) TO R-10 (RESIDENTIAL SINGLE FAMILY DISTRICT).**



Ashley Kaade, Planner stated there was no new information.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 7-2021. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 8-2021**

**AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCES, "SECTION 35-4, ARTICLE 1, CHAPTER 35-FLOOD DAMAGE PREVENTION," TO REFLECT THE DATE OF THE CURRENT FLOOD INSURANCE RATE MAP AND FLOOD INSURANCE STUDY.**

Andy Merriman, City Administrator stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 8-2021. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**Second and Final Reading of Ordinance Number 9-2021**

**AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA, CP GREER, LLC, AND W/C GSP LOT 3 OWNER VIII, L.L.C., WITH RESPECT TO INFRASTRUCTURE CREDITS TO BE APPLIED AGAINST FEE IN LIEU OF TAX PAYMENTS RELATED TO CERTAIN INVESTMENTS IN THE CITY; AND OTHER RELATED MATTERS.**

Andy Merriman, City Administrator stated there was no new information.

**ACTION** – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 9-2021. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**New Business**

**First Reading of Ordinance Number 10-2021**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERTA HURLEY LOCATED ON HENDERSON GAP ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-15 (RESIDENTIAL – SINGLE FAMILY DISTRICT) FOR SAID PROPERTY.**



Ashley Kaade, Planner presented the request. She stated the Planning Commission held a Public Hearing January 25, 2021 and recommended approval. A representative Josiah Pott spoke.

**ACTION** – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 10-2021. Councilmember Wryley Bettis seconded the motion.

Lengthy discussion held.

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

**First Reading of Ordinance Number 12-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY H. DILLARD COMPANY LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL SINGLE FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).**

Ashley Kaade, Planner presented the request. She stated the Planning Commission held a Public Hearing January 25, 2021 and recommended approval. Mr. Price was present and spoke.

Discussion held.

**ACTION** – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 12-2021. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**FEMA Assistance to Firefighters Grant**

**The Fire Department was awarded a FEMA Assistance to Firefighters Grant (AFG) for the purchase of new Self Contained Breathing Apparatus (SCBA)**

Based on the results, staff recommends the project be awarded to Rhinehart Fire Services, whom is the vendor for Scott SCBA's. The quoted price is \$194,647.80 and is within the approved budget of \$195,249.00.

Andy Merriman, City Administrator reminded Council they amended the budget in the fall to reflect the award of this grant.

Discussion held.

**ACTION** – Councilmember Wayne Griffin made a motion to approve the request and award the project to Rhinehart Fire Service in the amount of \$194,647.80. Councilmember Lee Dumas seconded the motion.

**VOTE** – Motion carried unanimously.

## **Executive Session**

- 1. Contractual Matter – Project Homecoming**
- 2. Contractual Matter – ACE Environmental**
- 3. Economic Development Matter – Project Blakely**

**ACTION** – In (7:22 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Homecoming, ACE Environmental and an Economic Development Matter pertaining to Project Blakely; as allowed by State Statute Section 30-4-70(a)(2) and Section 30-4-70(a)(5). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:07 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

**Adjournment** – 8:07 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, February 19, 2021.









# Financial Performance Summary

As of Month End January, 2021

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
<b>GENERAL FUND</b>			
Cash Balance	↑	↓	\$ 14,150,390
Revenue	↑	↑	\$ 17,717,063
Operational Expenditures	↓	↑	\$ 15,974,836
Fund Balance Usage	↑	↓	\$ 777,672
Total Expenditures	↓	↑	\$ 16,752,508
Operational Percentage (Over) / Under	—	↓	5%
Total Percentage (Over) / Under	—	↓	2%
Revenue Benchmark Variance	↑	↑	\$ 3,711,609
Expenditure Benchmark Variance	↓	↓	\$ (1,109,822)
Overall Benchmark Variance	↑	↑	\$ 2,601,787
<b>HOSPITALITY FUND</b>			
Cash Balance	↑	↑	\$ 2,065,967
Revenue	↑	↑	\$ 1,471,861
Expenditures	↑	↓	\$ 559,628
<b>STORM WATER FUND</b>			
Cash Balance	↓	↑	\$ 2,533,646
Revenue	↑	↑	\$ 687,271
Expenditures	↑	↓	\$ 637,917