



CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 26, 2021

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

Call to Order of the Formal Meeting Mayor Rick Danner – 6:34 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, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

Pledge of Allegiance and Invocation Councilmember Lee Dumas

Public Forum No one signed up to speak.

Minutes of the Council Meeting October 12, 2021

ACTION – Councilmember Wryley Bettis made a motion that the minutes of October 12, 2021 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition

Mayor Rick Danner presented a proclamation to Upstate Young Marine, LCPL Gregory Hamel in recognition of Red Ribbon Week. Red Ribbon Week is celebrated September 23-31, 2021 and boldly declares support and commitment in the fight against illegal drugs and those that promote their use.

Departmental Reports

Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for September 2021 were included in the packet for informational purposes.

Finance

David Seifert, Chief Financial Officer presented the Financial Report for both September 2021.
(Attached)

General Fund Cash Balance: \$12,842,494.
Revenue: \$2,603,803.
Operational Expenditures: \$6,839,603.
Fund Balance Usage: \$662,282.
Total Expenditures: \$7,501,885.
Operational Expenditures: 4% under Budget
Total Percentage: 0% - on Budget

Revenue Benchmark Variance: \$598,420.
Expenditure Benchmark Variance: (\$781,231.)
Overall Benchmark Variance: \$(182,811.)

Hospitality Fund Cash Balance: \$1,974,992.
Storm Water Fund Cash Balance: \$2,208,685.

Andy Merriman, City Administrator presented the following:

Leadership Team Retreat – Department heads will be in the Leadership Retreat all day this Friday, (October 29, 2021) at City Hall.

Christmas Decorations – will start going up soon. This year we will have new decorations for the first time in a number of years. If you recall we placed money in the budget to replace faded and dated decorations that have festooned the City for a number of years and we are looking forward to the new decorations.

Leaf Pick up – will begin Monday, November 1st. The sweeper truck will run on Trade Street and through the downtown area every Monday, Wednesday and Friday.

Main Street Road Diet – a community meeting was held regarding the structural changes we will see on Main Street. The comments were favorable and I am not aware of any negative comments about the proposed changes to Main Street going through town. Work should begin Monday, November 1, 2021.

Animal Control Ordinance – has been held over until we have the opportunity to speak with some community partners and fine tune some of the issues that were brought up through those discussions.

Staffing Shortage – the City of Greer is not immune to staffing shortages to give you an idea of how that is impacting your staff here at the City of Greer we have 326 budgeted employees' 19 of which are seasonal. Currently we have 277 employees with 37 vacant positions that we are in the process of filing. Roughly 10% of our workforce is currently unfilled. To give you an idea of where we are seeing those vacancies the biggest is in Public Services with 12 vacancies which represents roughly a third of that workforce. Recreation has 7 vacancies, Police

Department has 7 vacancies, Engineering has 1 vacancy, Administration has 1 vacancy, and 4 vacancies in Building and Development Standards. I bring this to your attention for information and to let you know we are working diligently not only to fill those vacancies but also to be creative as we can to attract new talent but also retain the talent we have.

Wrecker Ordinance - I have asked staff to get back with me with a new/revised ordinance by November 1st. I wanted you to be aware we are still working towards that end.

Old Business

Second and Final Reading of Ordinance Number 51-2021

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY GREER SOUTH CAROLINA BECKNELL INVESTORS, LLC LOCATED ON DEYOUNG ROAD AND FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Ashley Kaade, Senior Planner stated the Planning Commission held a Public Hearing October 18, 2021 and recommended approval.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 51-2021. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 54-2021

AN ORDINANCE REPEALING ORDINANCE NUMBER 26-2019 REGARDING PROJECT FREEMAN FARMS.

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

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 54-2021. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

New Business

First and Final Reading of Resolution Number 15-2021

A RESOLUTION TO ACCEPT HARTWOOD LAKE SUBDIVISION STREETS, NAMELY HARTWOOD LAKE LANE, GRAYPOINTE DRIVE, AND SUNRIDGE PLACE INTO THE CITY OF GREER STREET SYSTEM

Robert Roux, Assistant City Engineer presented the request.

ACTION – Councilmember Wryley Bettis made a motion to receive First and Final Reading of Resolution Number 15-2021. Councilmember Lee Dumas seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 16-2021
**A RESOLUTION TO ACCEPT CYPRESS LANDING SUBDIVISION STREETS,
NAMEDLY CYPRESS LANDING PLACE, SPYGLEN WAY, AND CABOT HILL
LANE INTO THE CITY OF GREER STREET SYSTEM**

Robert Roux, Assistant City Engineer presented the request.

ACTION – Councilmember Jay Arrowood made a motion to receive First and Final Reading of Resolution Number 16-2021. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 17-2021
**A RESOLUTION TO ACCEPT CREEKSIDE MANOR (PHASES 1 AND 2)
SUBDIVISION STREETS, NAMEDLY TANNERY DRIVE, FOXBANK CIRCLE,
AND MERKEL DRIVE INTO THE CITY OF GREER STREET SYSTEM**

Robert Roux, Assistant City Engineer presented the request.

ACTION – Councilmember Jay Arrowood made a motion to receive First and Final Reading of Resolution Number 17-2021. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 18-2021
**A RESOLUTION TO ACCEPT MAYFIELD CROSSING (PHASES 1 AND 2)
SUBDIVISION STREETS, NAMEDLY MAYFIELD CROSSING LANE,
BRASELTON STREET, MARIETTA LANE, AND ROME COURT INTO THE
CITY OF GREER STREET SYSTEM**

Robert Roux, Assistant City Engineer presented the request.

ACTION – Councilmember Lee Dumas made a motion to receive First and Final Reading of Resolution Number 18-2021. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 19-2021
**A RESOLUTION TO ACCEPT FREEMAN FARMS SUBDIVISION STREETS,
NAMESLY RALSTON ROAD, EDENVALE DRIVE, AND ELWIN LANE INTO
THE CITY OF GREER STREET SYSTEM**

Robert Roux, Assistant City Engineer presented the request.

ACTION – Councilmember Mark Hopper made a motion to receive First and Final Reading of Resolution Number 19-2021. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 52-2021
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY ARTHUR STATE BANK LOCATED AT 705 SOUTH
BUNCOMBE ROAD FROM C-2 (COMMERCIAL DISTRICT) TO RM-2
(MULTI-FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing October 18, 2021 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 52-2021. Councilmember Wayne Griffin seconded the motion.

Discussion held. A representative Hunter Gibson with Standard Capital Partners, the developer spoke.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 53-2021
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY MJT PROPERTIES LLC LOCATED AT 3418
BRUSHY CREEK ROAD FROM C-2 (COMMERCIAL DISTRICT) TO RM-2
(MULTI-FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing October 18, 2021 and recommended approval. A representative was present but did not speak. (Mr. Gibson spoke during First Reading of Ordinance Number 52-2021.)

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 53-2021. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 55-2021
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY WILLIAM KIM BURNETT, KAREN ROBERTSON
AND CHERYL GENOBLE LOCATED AT 908 SOUTH BUNCOMBE ROAD
FROM C-2 (COMMERCIAL DISTRICT) TO R-15 (SINGLE-FAMILY
RESIDENTIAL DISTRICT).**

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing October 18, 2021 and recommended approval.

ACTION – Councilmember Lee Dumas made a motion to receive First Reading of Ordinance Number 55-2021. Councilmember Jay Arrowood seconded the motion.

Discussion held. A representative Steven Rogers, 206 Hammet Bridge Road, the potential purchaser spoke.

VOTE – Motion carried unanimously.

Executive Session

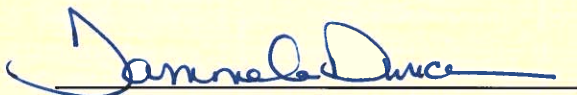
- 1. Contractual Matter – Greer Relief**
- 2. Economic Development Matter – Project Chubbs**
- 3. Economic Development Matter – Project Homecoming**

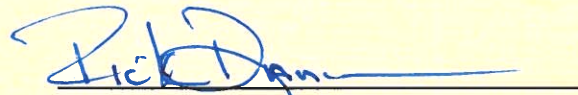
ACTION – In (7:31 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Greer Relief; as allowed by State Statute Section 30-4-70(a)(2) and two Economic Development Matters pertaining to Project Chubbs and Project Homecoming as allowed by State Statute 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 (8:16 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

Adjournment – 8:17 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, October 22, 2021.



Financial Performance Summary

As of Month End September, 2021

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 12,842,494
Revenue	↑	↑	\$ 2,603,803
Operational Expenditures	↑	↑	\$ 6,839,603
Fund Balance Usage	↓	↑	\$ 662,282
Total Expenditures	↑	↑	\$ 7,501,885
Operational Percentage (Over) / Under	↓	↓	4%
Total Percentage (Over) / Under	↓	↓	0%
Revenue Benchmark Variance	↑	↓	\$ 598,420
Expenditure Benchmark Variance	↓	↓	\$ (781,231)
Overall Benchmark Variance	↓	↓	\$ (182,811)
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 1,974,992
Revenue	↓	↑	\$ 735,026
Expenditures	↑	↑	\$ 75,411
STORM WATER FUND			
Cash Balance	↓	↓	\$ 2,208,685
Revenue	↓	↓	\$ 9,900
Expenditures	↑	↑	\$ 596,217