



CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 10, 2017

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

I. CALL TO ORDER OF REGULAR MEETING Mayor Rick Danner - 6:31 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin arrived at 6:40, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

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

- II. PLEDGE OF ALLEGIANCE** Councilman Lee Dumas
- III. INVOCATION** Councilman Lee Dumas
- IV. PUBLIC FORUM** No one signed up to speak
- V. MINUTES OF THE COUNCIL MEETING** September 26, 2017

ACTION - Councilwoman Judy Albert made a motion that the minutes of September 26, 2017 be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

VI. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Calendar Items:

Open Enrollment – Open Enrollment is being held for employees of the City from October 1, - October 31, 2017.

Employee Safety Breakfast – will be held this Friday, October 13th at 7:30am at City Hall.

Artisan Makers Market – will be held Saturday, October 14th from 2:00pm until 7:00 pm in City Park. It will feature thirty (30) local artists from our community. Six (6) Food Trucks are also scheduled to be onsite.

Food Truck Roll Out – will be held Thursday, October 19th from 5:00pm until 8:00 pm in City Park. Live music will be provided.

Octoberfest – we are partnering with the Chamber of Commerce for Octoberfest. It will be held Saturday, October 21st in downtown.

New Chairs and Flooring – After nine (9) years of constant use and based on the repair and replace schedule we have we've replaced the chairs in the Events area along with repainting the halls, refinishing the lobby floors and replacing the carpet on the second level.

Mr. Driggers asked Council to move Executive Session from the end of the meeting and place it following his report. Also, he requested Council hold over 2nd Reading of Ordinance Number 38-2017 until after Executive Session.

Executive Session

Mr. Driggers stated he had two (2) items for consideration during Executive Session. One (1) Economic Development matter (Hotel Development Project Contract) SC Code of Laws Chapter 30 Section 30-4-70(a)(2)(5) and One (1) Legal matter (Information from the City Attorney) SC Code of Laws Chapter 30 Section 30-4-70(a)(2).

VII. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Board of Zoning Appeals

District 4 Kevin Duncan resigned effective immediately his term expires 6/30/2018.

No nominations were made.

Mayor Danner entertained a motion that the agenda be amended to consider Executive Session.

ACTION - Councilman Wryley Bettis made a motion to amend the agenda to consider Executive Session. Councilman Lee Dumas seconded the motion.

VOTE – Motion carried 6-0.

(6:40) Councilman Wayne Griffin arrived.

EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was needed to receive information on One (1) Economic Development matter (Hotel Development Project Contract) SC Code of Laws Chapter 30 Section 30-4-70(a)(2)(5) and One (1) Legal matter (Information from the City Attorney) SC Code of Laws Chapter 30 Section 30-4-70(a)(2).

ACTION - In (6:40 p.m.) - Councilman Wryley Bettis made a motion to go into Executive Session to receive information as stated by the Mayor. Councilwoman Judy Albert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they received information as stated above.

ACTION - Out (7:37 p.m.) – Councilman Wryley Bettis made a motion to come out of Executive Session. Councilman Jay Arrowood seconded the motion. Motion carried unanimously.

VIII. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 22-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY HELEN E. ATKINS (ALSO KNOW AS HELEN E. WESTMORELAND) LOCATED ON BURNS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

Brandon McMahan, Zoning Coordinator stated there was no new information.

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 22-2017. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 31-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) D & D CONSTRUCTION AND INVESTMENT LLC AND (2) DORRIS PROPERTIES LLC LOCATED AT 306 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES

Brandon McMahan, Zoning Coordinator requested Council amend the address to read Suber Mill Road and South Buncombe Road.

ACTION - Councilman Jay Arrowood made a motion to amend the address to read Suber Mill Road and South Buncombe Road and approve Second and Final Reading of Ordinance Number 31-2017. Councilman Wayne Griffin seconded the motion.

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

C. Second and Final Reading of Ordinance Number 38-2017

**APPROVING A PROJECT AGREEMENT WITH SYCAMORE GREER, LLC.;
AUTHORIZING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY;
AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL
DOCUMENTS; AND OTHER RELATED MATTERS.**

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 38-2017. Councilman Jay Arrowood seconded the motion.

Ed Driggers, City Administrator requested Council amend Ordinance Number 38-2017 by replacing "Project Kaboom" with Sycamore Greer LLC. He then summarized the detail of the agreement. (Attached)

VOTE – Motion carried unanimously.

IX. NEW BUSINESS

A. 2018 City of Greer Road Paving List

Steve Grant, City Engineer presented the request. Lists of the recommended City of Greer streets located in Greenville County and Spartanburg County are attached for reference.

ACTION - Councilwoman Judy Albert made a motion to approve the lists as presented. Councilman Wayne Griffin seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 34-2017

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTIES OWNED BY NEHEMIAH COMMUNITY REVITALIZATION
CORPORATION LOCATED ON OAKLAND AVENUE FROM C-2 (COMMERCIAL
DISTRICT) TO R-7.5 (SINGLE-FAMILY RESIDENTIAL DISTRICT)**

Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing was held September 18, 2017. The Planning Commission recommended approval. Neither the owner nor a representative was present.

ACTION - Councilman Wayne Griffin made a motion to approve First Reading of Ordinance Number 34-2017. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 35-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS AND GWYN HAWKINS AND MEREDITH SHANNON LOCATED AT 906 SOUTH BUNCOMBE ROAD FROM R-15 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT)

Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing was held September 18, 2017. The Planning Commission recommended approval. Neither the owner nor a representative was present.

ACTION - Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 35-2017. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 36-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY C. ALLEN FOWLER LOCATED AT 3381 AND 3375 BRUSHY CREEK ROAD FROM O-D (OFFICE DISTRICT) TO S-1 (SERVICE DISTRICT)

Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing was held September 18, 2017. The Planning Commission recommended approval. Neither the owner nor a representative was present.

ACTION - Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 36-2017. Councilman Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

E. First Reading of Ordinance Number 37-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ABLE HOLDINGS LLC LOCATED AT 318 PENNSYLVANIA AVENUE FROM C-2 (COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing was held September 18, 2017. The Planning Commission recommended approval. A representative was present but did not speak.

ACTION - Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 37-2017. Councilman Jay Arrowood seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

F. First Reading of Ordinance Number 39-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY RANDY VAUGHN AND DONNA DAVIS LOCATED ON WESTMORELAND ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing will be held October 16, 2017. A representative was present but did not speak.

ACTION - Councilwoman Judy Albert made a motion to approve First Reading of Ordinance Number 39-2017. Councilman Wryley Bettis seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

G. First Reading of Ordinance Number 40-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY SHERRY SUDDUTH, SCOTT SATTERFIELD, CASEY SATTERFIELD AND CODY SATTERFIELD LOCATED AT 612 WESTMORELAND ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

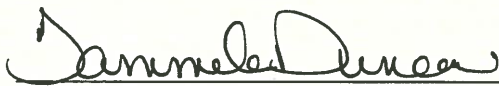
Brandon McMahan, Zoning Coordinator presented the ordinance. The Planning Commission Public Hearing will be held October 16, 2017. A representative was present but did not speak.

ACTION - Councilwoman Judy Albert made a motion to approve First Reading of Ordinance Number 40-2017. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

X. ADJOURNMENT

8:23 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 6, 2017.



October 4, 2017

MEMO

To: Ed Driggers

From: Steve Grant

Subject: City Re-surfacing List for 2018

The proposed re-surfacing lists are attached. One for Greenville County and one for Spartanburg County.

The lists were compiled by using the PCI score from the pavement evaluation performed by Transmap in 2016 and visual inspections of all streets on the list.

Please review and let me know if you have any questions.

2018 PAVING PROGRAM NOTES

- PCI is Pavement Condition Index from 2016 City street condition evaluation by Transmap.
- Evaluate streets every 4 years. Next planned evaluation 2020.
- Paving priority is paving “worst first”.
- Oldest and worst condition streets are near the center of the City.
- Districts 1, 2 and 5 are nearest the center and have the most streets on the list.
- Districts 3, 4 and 6 are more outlying areas of the City and have fewer on the list.
- Over time incorporate some other types of maintenance such as crack sealing, slurry sealing, etc. to extend pavement life. These methods are typically less costly than mill and overlay resurfacing.
- Full Depth Patching in Brushy Meadows and Saint James Place.

**2018 Paving List - Greenville Side
City of Greer**

STREET NAME	LOCATION / AREA	COUNTY	BEGINNING POINT	ENDING POINT	CLASSIFICATION	LENGTH OF ROAD	WIDTH	SY	PCI	PROBABLE FUNDING YEAR	ESTIMATED COST
Concourse Way	Hwy 14/85	Greenville	25 Concourse Way	End	Industrial	1850	26	5344	16	2018	\$106,888.89
Donaldson Ave	Drummond Village	Greenville	S Main St	Johnson Ave	Local	800	25	2222	19	2018	\$44,444.44
Johnson Ave	Drummond Village	Greenville	S Main St	Donaldson Ave	Local	1000	25	2778	33	2018	\$55,555.56
Pelham St	SW of Trade St	Greenville	Snow St	S Main St	Collector	1000	26	2889	27	2018	\$57,777.78
Thompson St	Greer Mill area	Greenville	Haynes	Geer	Local	300	18	600	27	2018	\$12,000.00
Thompson St	Greer Mill area	Greenville	Geer St	Gallivan St	Local	262	18	524	41	2018	\$10,480.00
Gravelly Rd	N. of Wade Hampton	Greenville	N. Main	Northview Dr	Collector	630	18	1260	30	2018	\$25,200.00
Smith St	Greer Mill area	Greenville	Geer St	Gallivan St	Local	265	14	412	32	2018	\$8,244.44
Bobo St	Greer Mill area	Greenville	Geer St	Gallivan St	Local	268	20	596	34	2018	\$11,911.11
W. Arlington Ave	W. of Line St	Greenville	N Main St	Ballenger Ave	Collector	660	24	1760	35	2018	\$35,200.00
North Ave	off W. Poinsett	Greenville	Church St	Poinsett St	Collector	650	16	1156	39	2018	\$23,111.11
Connecticut Ave	Greer Mill area	Greenville	Parker St	Bobo Ave	Local	840	20	1867	45	2018	\$37,333.33
Meadow Springs Ln	Brushy Meadows	Greenville	Brushy Meadows Dr	Henderson Gap Rd	Local	2000	24	5333	58	2018	\$106,666.67
Harris Dr	Pleasant Grove area	Greenville	Pleasant Dr	Leona Dr	Local	1550	22	3789	55	2019	\$75,777.78
Leona Dr	Pleasant Grove area	Greenville	Pinecrest Dr	Pleasant Dr	Local	1050	22	2567	65	2019	\$51,333.33
Pinecrest Dr	Pleasant Grove area	Greenville	Harris St	Leona Dr	Local	1400	20	3111	68	2019	\$62,222.22
Fuller St	off W. Poinsett	Greenville	Oakland Ave	Canteen Ave	Local	810	16	1440	76	2019	\$28,800.00
Total Feet						15335					
Total Miles						2.90					
FULL DEPTH PATCHING: Meadow Hill Way, Meadow Breeze Ct, Meadow Lake Trail, Meadow Haze Ct, Meadow Grove Way in Brushy Meadows all have severe lateral cracking. Some cracks more than 1" wide and 4" deep. Recommend Full Depth Patching to extend pavement life.						1080	6.5	780		2018	\$30,810.00
FULL DEPTH PATCHING: Durand Ct and Medora Dr in Saint James Place have several areas of severe cracking.						400	6.5	289		2018	\$11,411.11
PAVEMENT CONDITION INDEX - RATING FROM PAVEMENT EVALUATION										TOTAL	\$795,167.78

**2018 Paving List - Spartanburg Side
City of Greer**

STREET NAME	LOCATION / AREA	COUNTY	BEGINNING POINT	ENDING POINT	CLASSIFICATION	LENGTH OF ROAD	WIDTH	SY	PCI	PROBABLE FUNDING YEAR	ESTIMATED COST	
Old Woodruff Rd	Victor Mill	Spartanburg	Victor Ave	17th St	Collector	1000	20	2222		2018	\$44,444.44	
1st Street	Victor Mill	Spartanburg	Wilson Ave	Moore St	Local	283	12	377	35	2018	\$7,546.67	
Gilbert Street	Sunnyside area	Spartanburg	Ward St	End	Local	200	21	467	39	2018	\$9,333.33	
King Street	Sunnyside area	Spartanburg	Sunnyside Dr	Turner St	Collector	380	20	844	40	2018	\$16,888.89	
Clearview Cir	Riverdale	Spartanburg	Hawkesberry Dr	W. Hampton	Local	1673	18	3346	49	2018	\$66,920.00	
Morgan St	Sunnyside area	Spartanburg	Elmer St	King St	Local	232	20	516	49	2018	\$10,311.11	
Barnett Street	101 South	Spartanburg	Hwy 101	End	Local	350	16	622	49	2019	\$12,444.44	
Stokes St	N Line st	Spartanburg	E Church St	Oak St	Local	535	24	1427	51	2019	\$28,533.33	
Harvey Rd	101 South	Spartanburg	Leach St	Bridge/City Limit	Collector	1300	22	3178	52	2019	\$63,555.56	
Gilliam Rd	off Verne Smith/Port area	Spartanburg	Verne Smith Pkwy	Gilliam Rd	Collector	1477	27	4431	53	2019	\$88,620.00	
Total Feet						7430					\$348,597.78	TOTAL
Total Miles						1.41						

PAVEMENT CONDITION INDEX - RATING FROM PAVEMENT EVALUATION

NOTE: SPARTANBURG COUNTY PERFORMS THEIR OWN EVALUATION. THEY AUTHORIZE AND FUND RE-PAVING IF THEIR SCORE IS 50 OR LESS



Ordinance 38-2017 Development Agreement Highlights

The City of Greer and Sycamore Greer, LLC, intend to cooperate to redevelop multiple parcels of approximately 2.6 acres in downtown Greer to create a privately-owned 100-room minimum Hilton branded hotel, privately-owned commercial and retail facilities, a publicly-owned pedestrian walkway and a publicly-owned parking facility.

Greer City Council passed second reading of Ordinance 38-2017 approving the project agreement at its Oct. 10, 2017 meeting.

The proposed development would be located on the northwestern portion of land bounded by East Poinsett Street to the southwest, North Main Street to the northwest, Jason Street to the northeast and Cannon Street to the southeast, and consists mostly of abandoned buildings.

The City of Greer will acquire property on Jason St. to develop a 300-space (approximate) parking garage, with 90 spaces allocated to the hotel. Sycamore Greer, LLC, intends to donate a portion of its acquired property to ensure the city is able to complete its construction obligations.

The city will also construct and furnish a pedestrian alley for use on or before the hotel occupancy date.

The City of Greer will reimburse Sycamore Greer, LLC, \$1.8 million for infrastructure in six payments contingent on:

- Conveyance of property donated by Sycamore Greer, LLC, to the City of Greer (\$325,000)
- Completion of the demolition of the buildings currently located on the project property: the city-acquired property, the developer-donated property, the hotel property and the retail property) (\$325,000)
- Completion of the footers for the hotel facilities (\$325,000)
- Issuance of the certificate of occupancy for the Hotel Facilities (\$325,000)
- Issuance of the certificate of occupancy for the first building constructed on one of the outparcels in the retail property (\$250,000)
- Issuance of the certificate of occupancy for the last building constructed on the outparcel in the retail property (\$250,000)

Driggers said at Greer City Council's Sept. 26 meeting that the project will require issuing public bonds of no less than \$10 million to be repaid over a 25-30 year period with the current revenue structure. **No allocation of tax millage** for debt payment will be required. An ordinance for the bond approval will be brought to Council.