



**AGENDA
GREER CITY COUNCIL**

May 22, 2018

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilwoman Kimberly Bookert

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. May 8, 2018
(Action Required)**

VI. SPECIAL RECOGNITION

**A. Municipal Association of South Carolina
Wayne George, Executive Director of the Municipal Association of South Carolina will present a plaque to Council recognizing their accomplishments in the Municipal Elected Officials Institute.**

VII. DEPARTMENTAL REPORTS

A. Building and Development Standards Activity Report - April 2018

**B. Financial Activity Report - April 2018
Link to Detail Financial Reports**

**C. Fire Department Activity Report - April 2018
Fire Chief Dorian Flowers will present highlights from his report.**

D. Municipal Court Activity Report - April 2018

- E. Parks and Recreation Activity Report - April 2018**
- F. Police Department Activity Report - April 2018**
- G. Public Services Activity Report - April 2018**
- H. Website Activity Report - April 2018**

VIIIADMINISTRATOR'S REPORT

- A. Ed Driggers, City Administrator**

IX. OLD BUSINESS

- A. Second and Final Reading of Ordinance Number 13-2018**
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)

X. NEW BUSINESS

- A. Request for Quotes - Center for the Arts**
RFQ results will be presented for the renovation of the Center for the Arts facility and park. Approval is requested to enter into negotiations with the top ranked construction firm to establish a Guaranteed Maximum Price Contract for the project. (Action Required)
Ann Cunningham, Director of Parks and Recreation
- B. First Reading of Ordinance Number 15-2018**
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)

XI. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

- A. Economic Development**
Request: Motion to enter into Executive Session to discuss Project Thunderbolt; as allowed by State Statute Section 30-4-70(a)(5).
- B. Economic Development**
Request: Motion to enter into Executive Session to discuss Project Satellite; as allowed by State Statute Section 30-4-70(a)(5).
- C. Legal**
Request: Motion to enter into Executive Session to discuss a Legal Matter; as allowed by State Statute Section 30-4-70(a)(2).

D. Personnel

Request: Motion to enter into Executive Session to discuss a Personnel Matter; as allowed by State Statute Section 30-4-70(a)(1).

XII. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/22/2018

Councilwoman Kimberly Bookert

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	5/17/2018	Backup Material



**Greer City Council
2018 Invocation Schedule**

January 9, 2018	Councilman Wayne Griffin
January 23, 2018	Councilwoman Kimberly Bookert
February 27, 2018	Councilman Lee Dumas
March 13, 2018	Councilman Wryley Bettis
March 27, 2018	Councilwoman Judy Albert
April 10, 2018	Mayor Rick Danner
April 24, 2018	Councilman Jay Arrowood
May 8, 2018	Councilman Wayne Griffin
May 22, 2018	Councilwoman Kimberly Bookert
June 12, 2018	Councilman Lee Dumas
June 26, 2018	Councilman Wryley Bettis
July 10, 2018	Councilwoman Judy Albert
July 24, 2018	Mayor Rick Danner
August 14, 2018	Councilman Jay Arrowood
August 28, 2018	Councilman Wayne Griffin
September 11, 2018	Councilwoman Kimberly Bookert
October 9, 2018	Councilman Lee Dumas
October 23, 2018	Councilman Wryley Bettis
November 13, 2018	Councilwoman Judy Albert
November 27, 2018	Mayor Rick Danner
December 11, 2018	Councilman Jay Arrowood

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/22/2018

May 8, 2018

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ May 8, 2018 Council Meeting Minutes	5/17/2018	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL May 8, 2018

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

I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner – 6:34 P.M.

The following members of Council were in attendance:
Wayne Griffin, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

Councilmembers Absent: Jay Arrowood

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

Councilmember Wayne Griffin

III. INVOCATION

Councilmember Wayne Griffin

IV. PUBLIC FORUM

Ned Newcomer, 708 Meadow Haze Ct., spoke in opposition to Ordinance Number 9-2018 and Ordinance Number 10-2018.

Theresa Dell Roca, 414 Meadow Hill Way, spoke in opposition to Ordinance Number 9-2018 and Ordinance Number 10-2018.

Arlene Wertz, 11 Glencreek Drive, spoke in opposition to Ordinance Number 9-2018 and Ordinance Number 10-2018.

V. MINUTES OF THE COUNCIL MEETING

April 24, 2018

ACTION - Councilman Wryley Bettis made a motion that the minutes of April 24, 2018 be received as written. Councilwoman Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

VI. PRESENTATION

- A. Reno Deaton, Executive Director with Greer Development Corporation presented his Annual Report.

VII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Calendar Items:

MASC (Municipal Association of South Carolina) – registration information was disseminated to Council please return that to us by the next meeting (May 22, 2018).

Council Planning Retreat – will continue tomorrow morning, Wednesday, May 9th we will gather at 8:15am for coffee and conversation and the meeting will begin at 8:30am working through lunch and ending around 12:30pm or 1:00pm.

SCMIT (South Carolina Municipal Insurance Trust) & SCMIRF (South Carolina Municipal Insurance Risk and Financing Fund) – I met this week with members of our workers compensation insurance (SCMIT) and our liability insurance (SCMIRF). It was a very good meeting, we meet annually with them to do an Annual Report Card. Our experience modifier with SCMIT is .51, the lowest you can receive is .50 and with SCMIRF our experience modifier is .58 again the lowest is .50 both modifiers provided a discount in premiums to the City. We will bring the full report card in the future.

VIII. OLD BUSINESS

- A. **Second and Final Reading of Ordinance Number 9-2018**
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY FAYE C. ROSS LOCATED ON HENDERSON GAP ROAD FROM R-15 (RESIDENTIAL SINGLE - FAMILY) TO DRD (DESIGN REVIEW DISTRICT).

Kelli McCormick, Planning Manager provided an overview of the request. The developer and engineer were present. Paul Harris, Engineer spoke briefly.

Lengthy discussion held.

ACTION - Councilman Lee Dumas made a motion to amend Ordinance Number 9-2018 for DRD zoning to allow up to 42 units and a variable buffer as shown on the revised Concept Plan. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried 5-1 with Councilmember Albert voting in opposition.

- B. **Second and Final Reading of Ordinance Number 10-2018**
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY JENNIFER AND EDGAR BAXTER LOCATED ON HENDERSON GAP ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

Kelli McCormick, Planning Manager see above.

ACTION - Councilman Lee Dumas made a motion to amend Ordinance Number 10-2018 to allow for DRD zoning to allow up to 42 units and a variable buffer as shown on the revised Concept Plan. Councilman Wayne Griffin seconded the motion.

VOTE – Motion carried 5-1 with Councilmember Albert voting in opposition.

C. Second and Final Reading of Ordinance Number 13-2018
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN THE CITY OF GREER

Ed Driggers, City Administrator request Ordinance Number 13-2018 be held over.

ACTION - Councilman Wayne Griffin made a motion to hold over Second and Final Reading of Ordinance Number 13-2018. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

D. Second and Final Reading of Ordinance Number 14-2018
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BILLY RAY HENDERSON JR. LOCATED AT 1000 SOUTH MAIN STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

Kelli McCormick, Planning Manager presented the request, she stated there was no new or additional information.

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 14-2018. Councilwoman Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

IX. NEW BUSINESS

A. First and Final Reading of Resolution Number 14-2018
A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE A SATISFACTION OF MORTGAGE

Ed Driggers, City Administrator presented the request.

ACTION - Councilman Wryley Bettis a motion to approve First and Final Reading of Resolution Number 14-2018. Councilwoman Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 16-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BEATE BANNON LOCATED AT 9 MILLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

Kelli McCormick, Planning Manager presented the request.

Brief discussion.

ACTION - Councilman Wryley Bettis made a motion to receive First Reading of Ordinance Number 16-2018. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

X. EXECUTIVE SESSION

ACTION - In (7:45 p.m.)

(A) Economic Development Matter

Councilman Lee Dumas made a motion to enter into Executive Session to discuss Project Satellite as allowed by SC Code of Laws Section 30-4-70(a)(5). Councilwoman Kimberly Bookert seconded the motion. Motion carried unanimously.

(B) Economic Development Matter

Councilman Lee Dumas made a motion to enter into Executive Session to discuss various Economic Development projects as allowed by State Statute Section 30-4-70(a)(5). Councilman Wayne Griffin seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:26 p.m.) – Councilman Wayne Griffin made a motion to come out of Executive Session. Councilman Wryley Bettis seconded the motion. Motion carried unanimously.

XI. ADJOURNMENT

8:27 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

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, May 4, 2018.

DRAFT

Category Number: VII.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/22/2018

Building and Development Standards Activity Report - April 2018

ATTACHMENTS:

Description	Upload Date	Type
□ Building and Development Standards Activity Report - April 2018	5/17/2018	Backup Material



City of Greer

Building & Development Standards

Monthly Report

April 2018

This is the monthly activity report of the Building and Development Standards department. It tracks the activities of three divisions: Planning & Zoning, Engineering & Stormwater, and Building Inspections & Code Enforcement. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.



Planning & Zoning

Planning Commission

The Planning Commission reviewed **three** cases in April:

AN 2018-05: Henderson Gap Road: Annex and zone to DRD and rezone from R-15 to DRD (approval of 35 units with a 50' southern buffer)

AN 2018-06: 1000 S. Main Street: Annex and zone to DRD (approval)

SUB 2018-04 (Preliminary Plat): Briar Ridge on Hood Road (approval)

Board of Zoning Appeals

The Board of Zoning Appeals reviewed **one** case in April:

BZA 2018-07: 201 N. Buncombe Road: Special Exception for microbrewery in C-3 for The Southern Growl (approval)

Board of Architectural Review

The Board of Architectural Review reviewed **three** cases in April:

BAR 2018-04	228 Trade St / Insight Onsite LLC	Exterior building alterations & Signage
BAR 2018-05	Chelsea's / 224 Trade St	Exterior building alterations & Signage
BAR 2018-06	Carolina Treasures / 214 Trade St	Exterior building alterations

Planning Advisory Committee

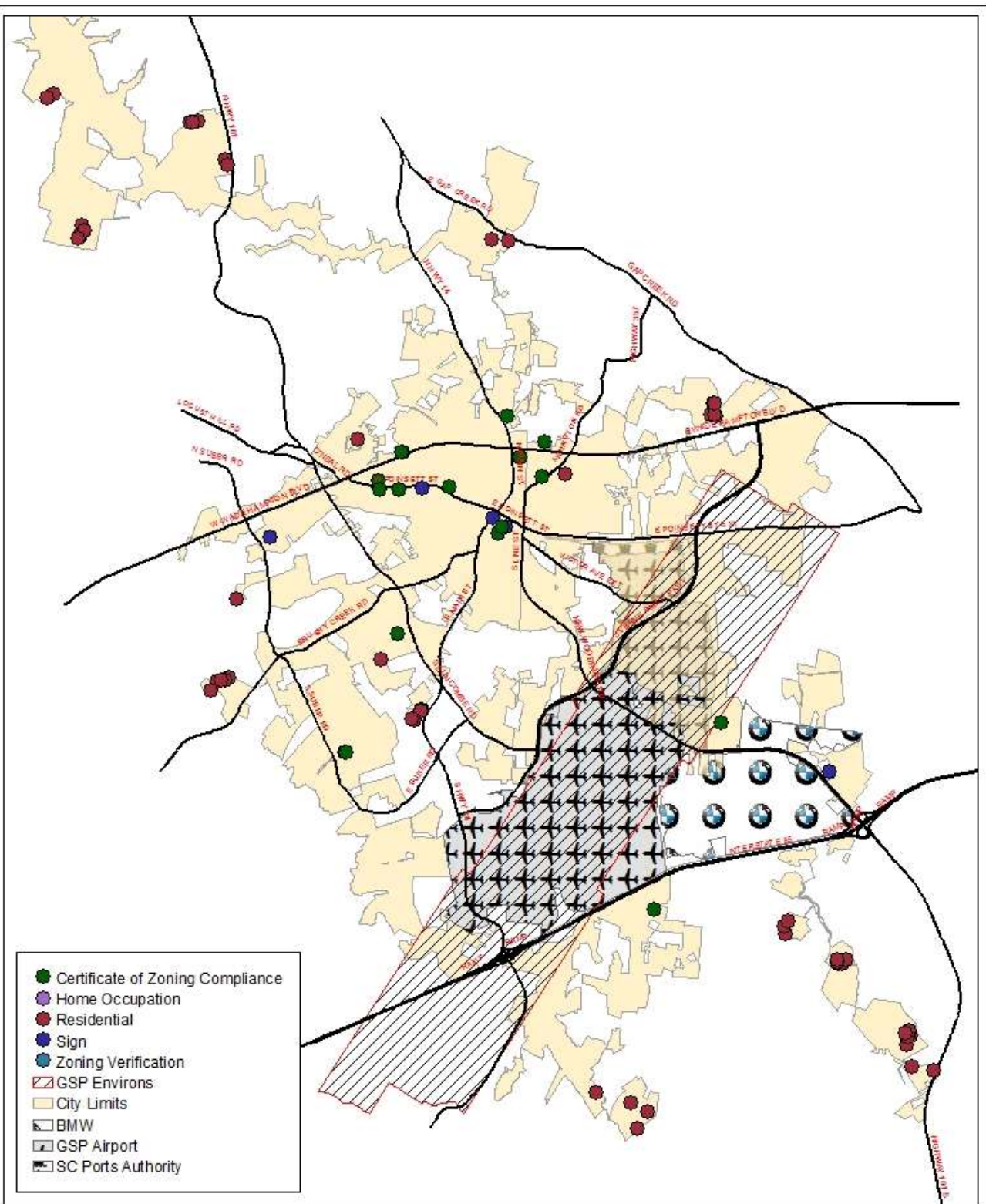
The Planning Advisory Committee reviewed **five** cases in April:

COM 2018-07	Greer Cultural Arts	Trade Street/Davis Street/Poplar Street	Commercial Development
COM 2018-08	Southern Growl Microbrewery Restaurant	N. Buncombe Road	Commercial Development
COM 2018-09	NTB	Brannon Drive	Commercial Development
COM 2018-10	Plastic Omnium Paint Shop #2	Genoble Road	Commercial Development
SUB 2018-11(DRD)	South Main Townes Ph 2	S. Main Street	DRD Review

Permits for the month of April included 53 residential reviews, 16 commercial projects, and 7 signs.

Planning & Zoning Summary

PERMIT TYPE	TOTAL CASES	TOTAL CASES
	APRIL	2018
BZA: Residential	0	1
BZA: Commercial	1	6
Planning Commission	3	21
Planning Advisory Committee	5	15
Annexation Planning Committee	0	0
Board of Architectural Review	3	6
TOTAL	12	49

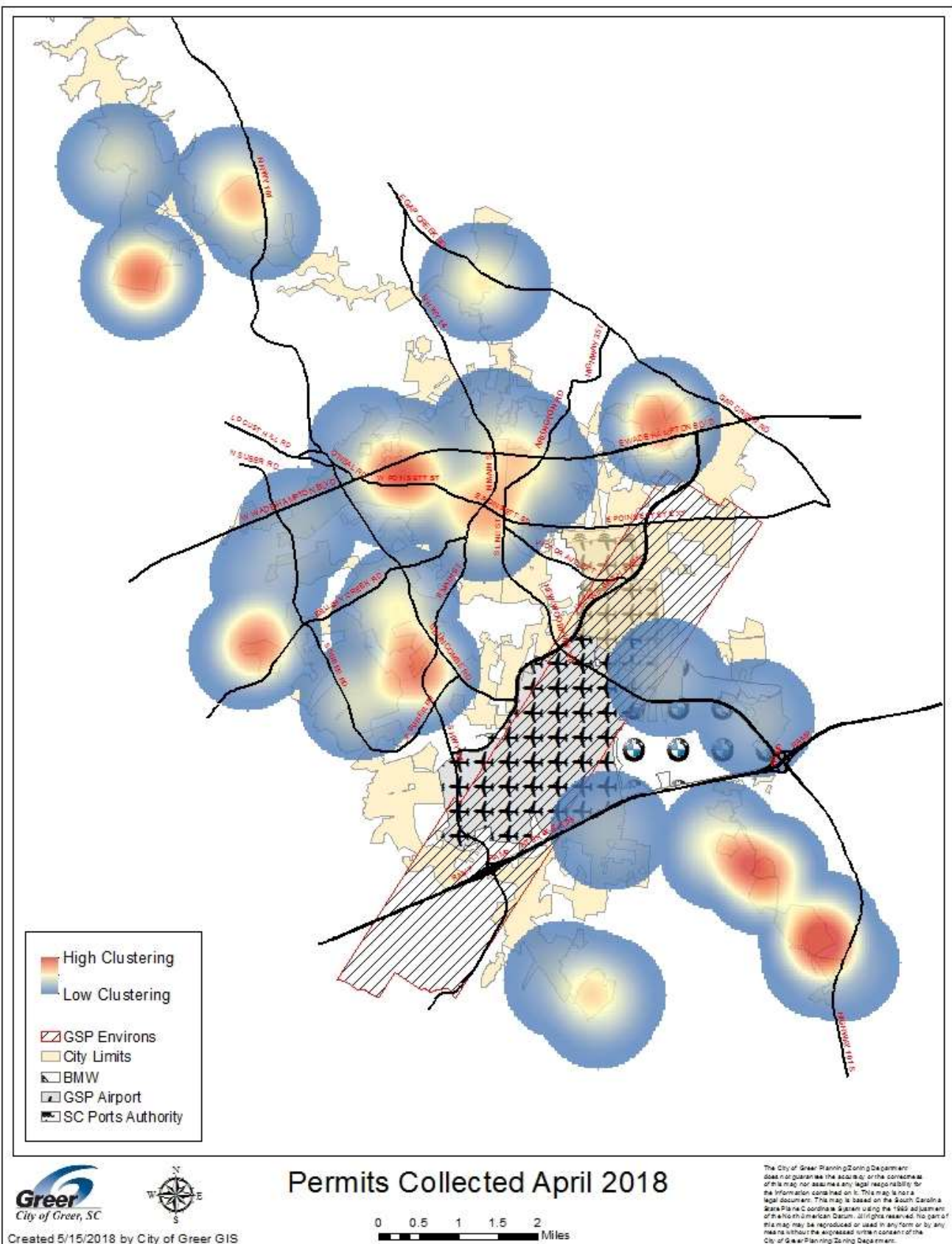


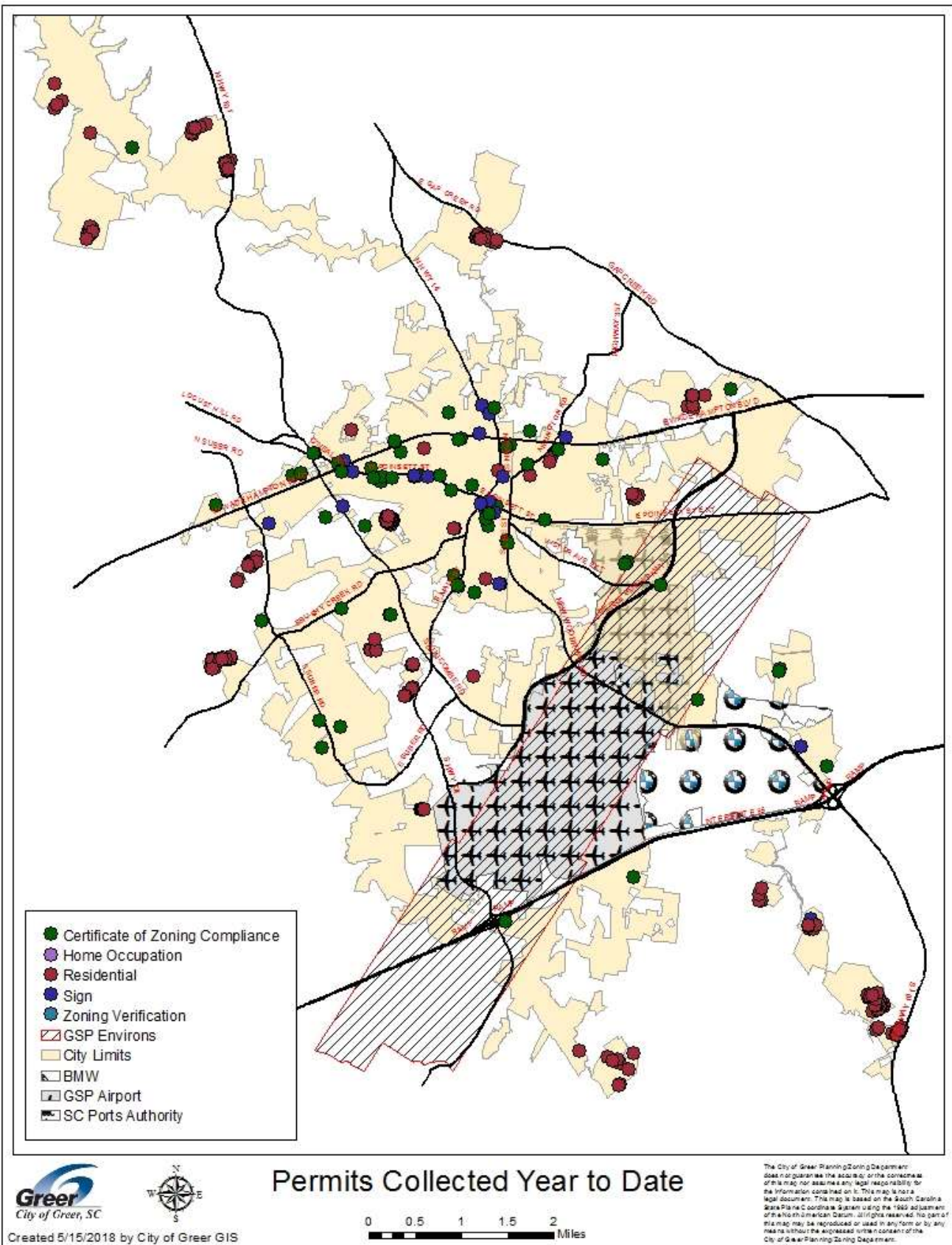
Permits Collected April 2018

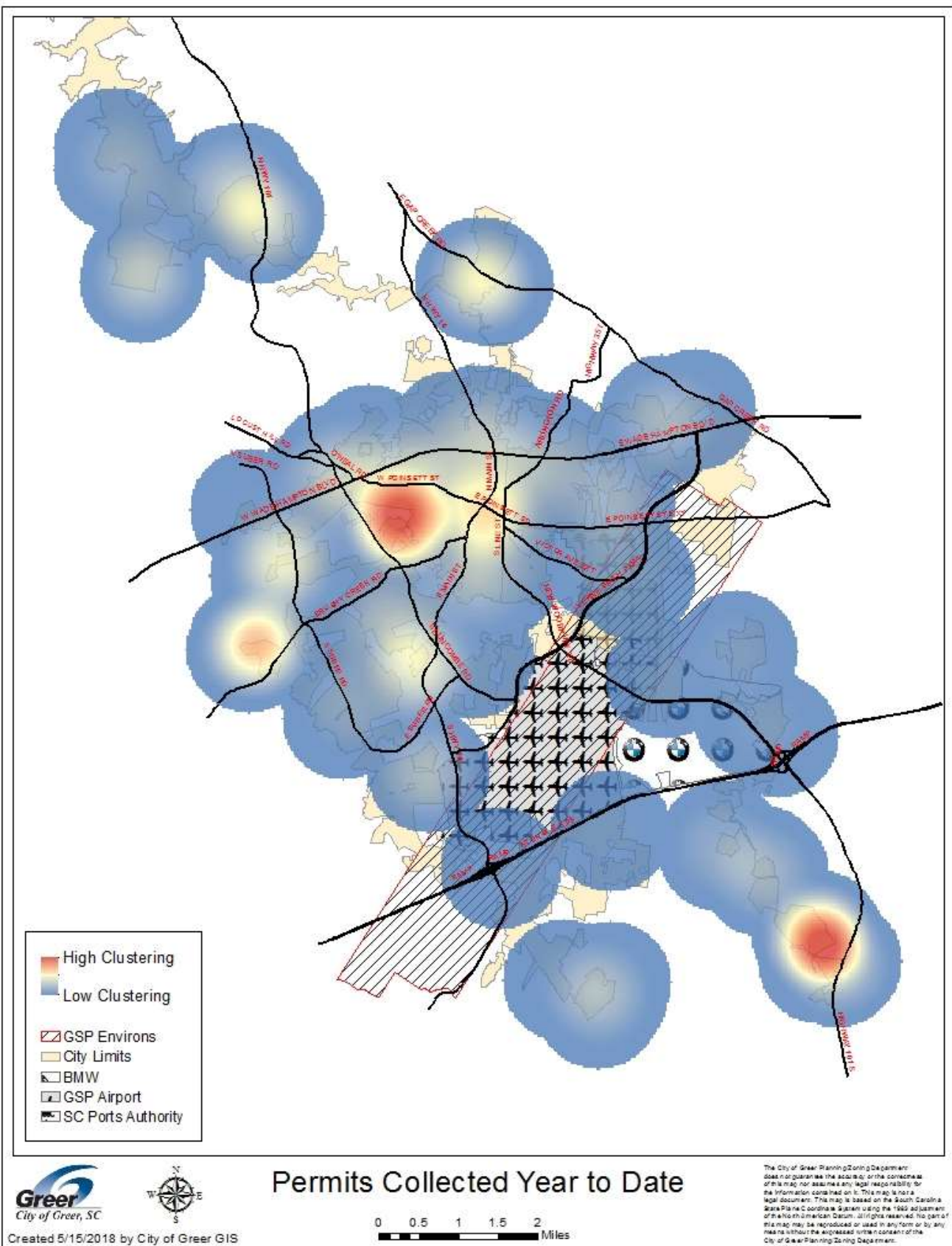
Created 5/15/2018 by City of Greer GIS

0 0.5 1 1.5 2 Miles

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.







Engineering & Stormwater

CITY ENGINEER –

Ongoing Engineering Projects:

- Drainage Improvements Wildwood Dr/Chick Springs Rd – Open bids
- Drainage Improvements Waterbrook Dr – Finalizing plans, surveys
- Downtown Streetscape project – ongoing planning/design meetings
- Alley Improvement/Depot St parking lot – Coordination/meetings
- Trakit Project Management Software – All teams process meetings
- Pelham/Snow 4 way STOP – investigate feasibility
- Paving – Concourse Way, Patching Brushy Meadows – coord w/ County
- Recycle Center Upgrade Phase 2 – Evaluating scope (temp on hold)
- Lemon Creek speed humps – planning (on hold)

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Andy's Custard –plan review
- Property off Depot St – preliminary meetings
- Freeman Farms – plan review
- Lismore Village Phs 2 – plan review
- Global Commerce Park – plan review
- NetZero – meeting
- Greer Arts Center – review storm drain videos
- Grady Manor – plan review
- Redcroft Phs 1 – plan review
- SC Greer Retail Development – plan review
- Inland Port modification – plan review
- Greer Library Branch addition – prelim meeting
- GHS phase 2 – plan review

Other:

- PAC meeting site review, 5 sites
- Encroachment permit reviews - 2
- Yearly department budget preparation
- Website re-design
- PD Gun Range berm issue
- Performance review AC
- KPI's for Mike Sell
- Drainage complaint – old Woodruff Rd
- Asst City Engineer – re-advertised
- ADA complaint at PD
- Ports Authority plat review
- Coord Dillard Road bridge project w/ Gvnl Count

STORMWATER ENGINEER – (Brandon Wagner – Contractor)

Construction/ Post-construction Program - Plan Reviews, Pre-construction meetings, & Project Closeout Inspections

(Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.

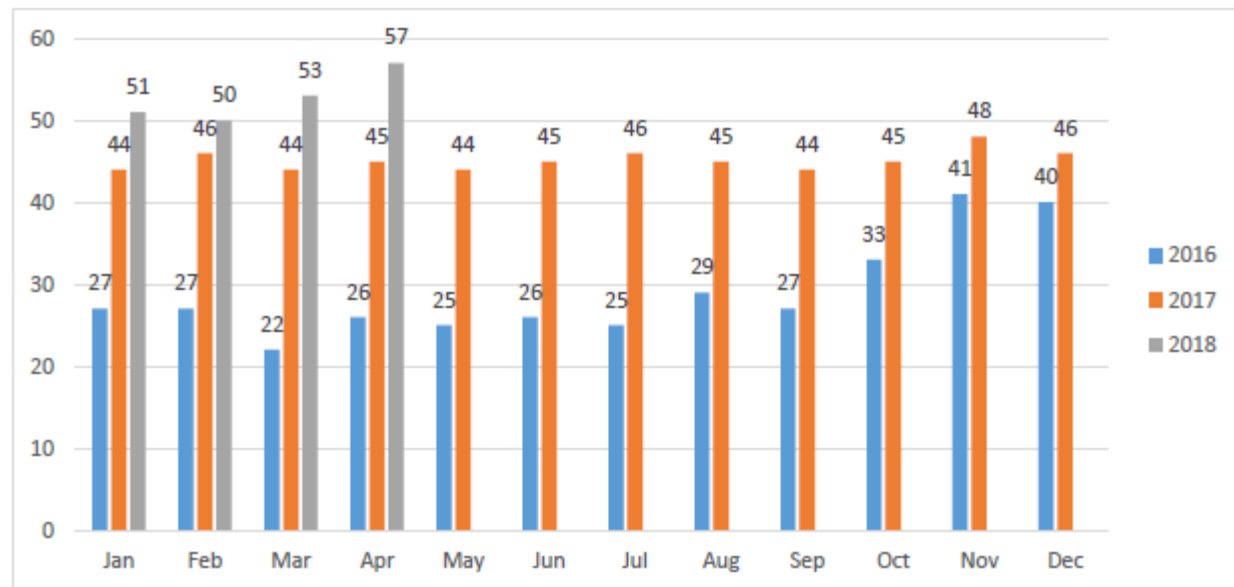
Pre-submittal Meetings					
Development Type		Project Name		# Lots/Units	
Commercial		GHS Pediatrics – Build Out		NA	
Plan Reviews					
Development Type		Project Name		Review Type	# Lots/Units
Commercial		GHS Pediatrics – Build Out		Initial	NA
Commercial		Inland Port Parking Modification		Initial	NA
Commercial		Andy’s Frozen Custard		Initial	NA
Commercial		Andy’s Frozen Custard		Follow-up	NA
Commercial		SC Greer Retail Center		Initial	NA
Commercial		SC Greer Retail Center		Follow-up	NA
Residential		Lismore Village Phase II		Follow-up	31
Residential		Lismore Village Phase II		Follow-up	31
Commercial		Global Commerce Park		Follow-up	NA
Pre-Construction Meetings					
Development Type		Project Name		# Lots/Units	
Residential		Town Pines		50	
Residential		Piedmont Pointe		NA	
Commercial		Town Center Retail		NA	
Residential		Braeburn Orchard		82	
Project Closeout Inspections					
Development Type		Project Name		# Lots/Units	
None					
2018 Stormwater Summary January 1 st through April 30 th 2018					
Projects Submitted		Plan Reviews		Preconstruction Meetings	
14		43		12	

Historical Project Submittals	
Year	Projects Submitted
2018 (YTD)	14
2017	37
2016	41
2015	35
2014	34
2013	34
2012	33

** Projects Submitted values derived from project tracking sheet by L. Hanley.

STORMWATER INSPECTION: Anthony Copeland

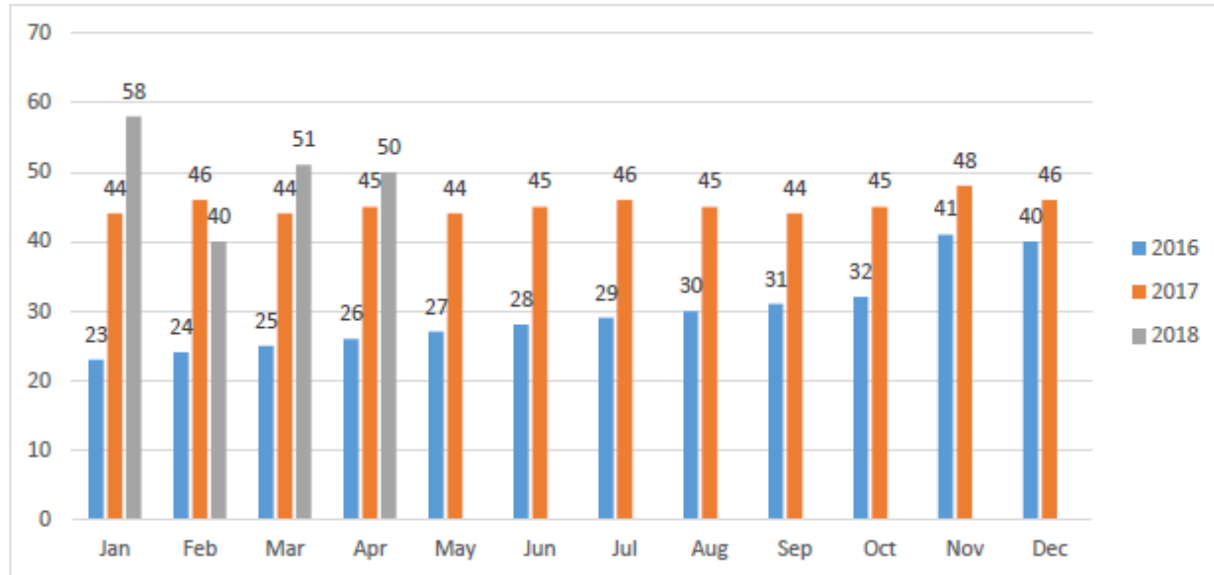
57 Active Site Inspected (Per Month)



1. Jones Creek Gardens	2. Le Jardin Subd.	3. Crosswinds Subd.
4. Belshires Subd. Ph-2	5. Old Woodruff Rd. Ind. WH	6. GSP-Flex Hub Ph-3
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Franklin Point Subd.	11. Westhaven Subd.	12. TWB Gilliam Warehouse
13. Heatherfield Subd.	14. RV and Boat Storage Ph-III	15. GSP Centerpoint (Logistics)
16. Manor At Abner Crk. Subd.	17. Velocity Park 297SF Ind. Bld	18. Green Rd. Industrial Site
19. Mayfield Crossing Subd.	20. Pleasant Hill Subd.	21. Caliber Ridge North
22. Oneal Village Subd. Ph-1	23. Bee Storage	24. Dick Brooks Honda
25. Oneal Village Subd. Ph-2	26. Darrien Properties	27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3	29. Residence At Century Pk.	30. Benson Memorial Ext.
31. Oneal Village Subd. Ph-4	32. Redcroft Subd. Ph-1	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Orchard Crest Subd. Ph-2	38. Pelham Medical Addition	39. Sage Creek Way
40. Piedmont Plaza	41. Hammett Bridge Town	42. GSP ProTrans
43. Reserves At Richglen Subd.	44. Hammett Bridge Res. Subd.	45. Enclave At Lismore
46. Plastic Omnium	47. Hartwood Lake Subd.	48. STI Phase II
49. Brushy Creek Towns	50. PNG Gas Line	51. Views At Mt. Vernon
52. Pelham Glen Subd.	53. Creekside Manor	54. Gibbs Cancer Center
55. Town City Retail	56. Riverside Crossing OutParcel	57. The Ledges

STORMWATER INSPECTION: Anthony Copeland

50 Individual LOT Drainage Plan Reviews (Per Month)



Addressed Citizen Complaints

Issue	Complaint Date	Address	Resolution	Completed
Tree Blocking SW Pipe	4/27/2018	113 Greenlee	City has no RW/ State Pipe	4/27/2018

Building Inspections & Code Enforcement

COMMERCIAL PLAN REVIEWS

Project Name	Address
Resurrection Church	900 N. Main Street
Maya Nail & Spa Revisions	813 N. Main Street
Belk	805 W. Wade Hampton
Verizon	207 School Street
Iron Mountain Racking	125 Caliber Ridge
Jones Construction	364 W Phillips Road
McDonalds	6125 Wade Hampton
Collins Hammett	2802 Old Woodruff Road
Verizon	330 Medical Pkwy
Verizon	6031 Wade Hampton
Verizon	740 Brockman <u>McClimon</u>
BB&T	1319 W Poinsett
Andy's Custards	1501 W Poinsett

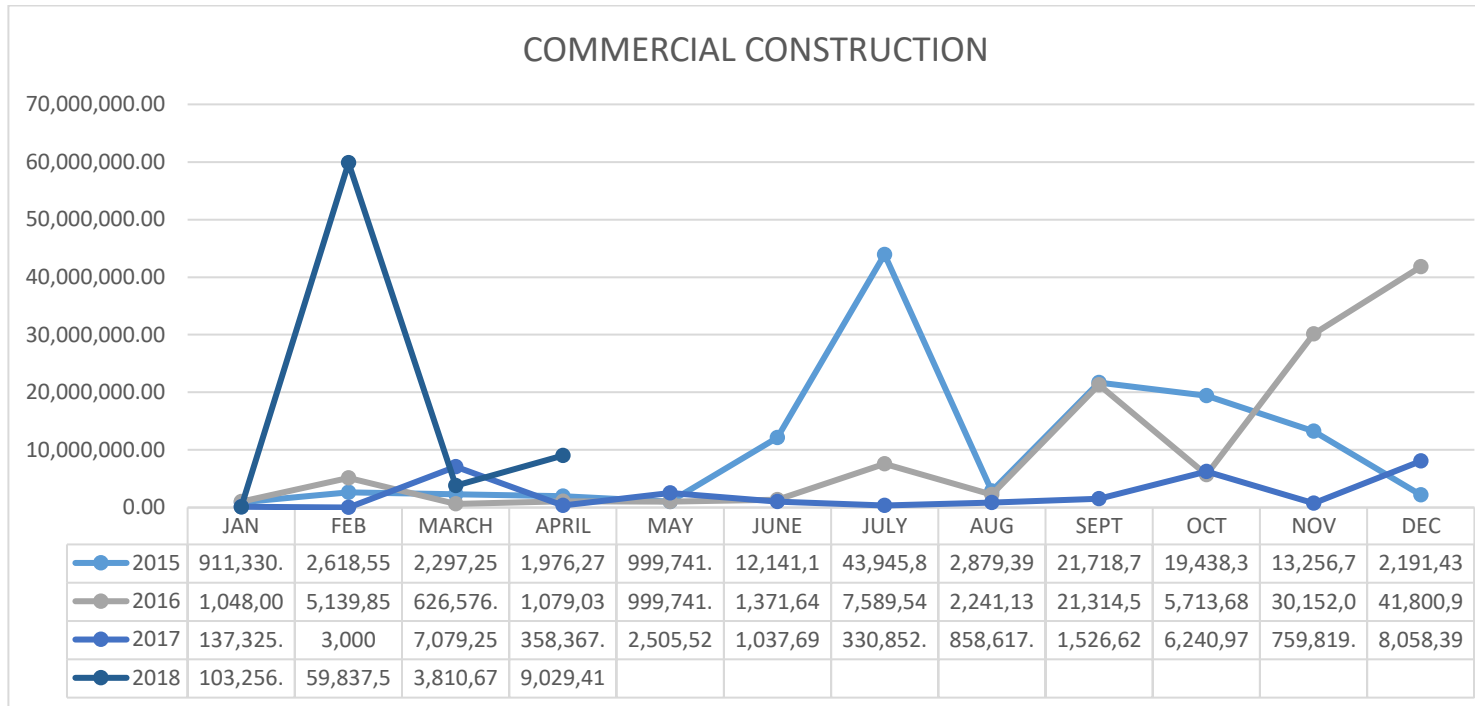
COMMERCIAL CONSTRUCTION - \$9,029,413.50

2018 - \$ 72,780,900.86 YTD

2017 - \$124,511,263.15

2016 - \$118,166,101.70

2015 - \$28,862,382.54



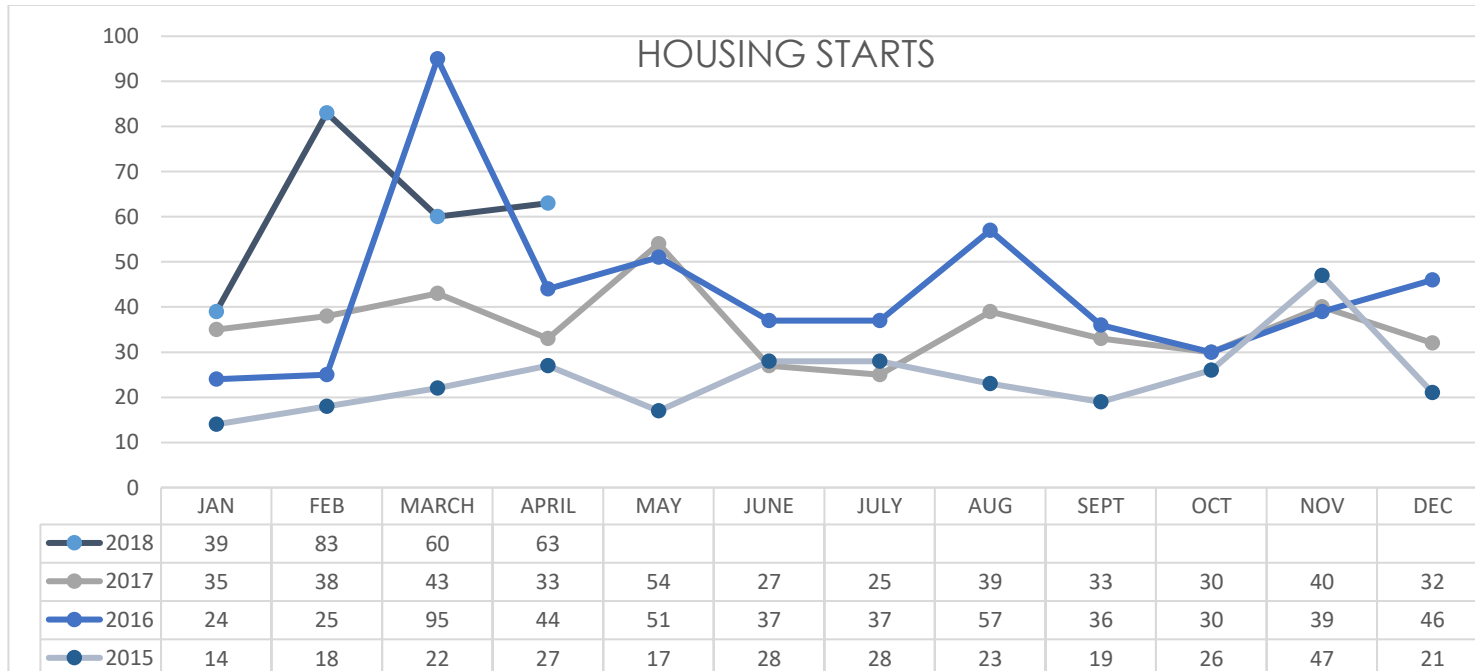
HOUSING STARTS – 63

2018 – 245 YTD

2017 - 429

2016 - 521

2015 - 290



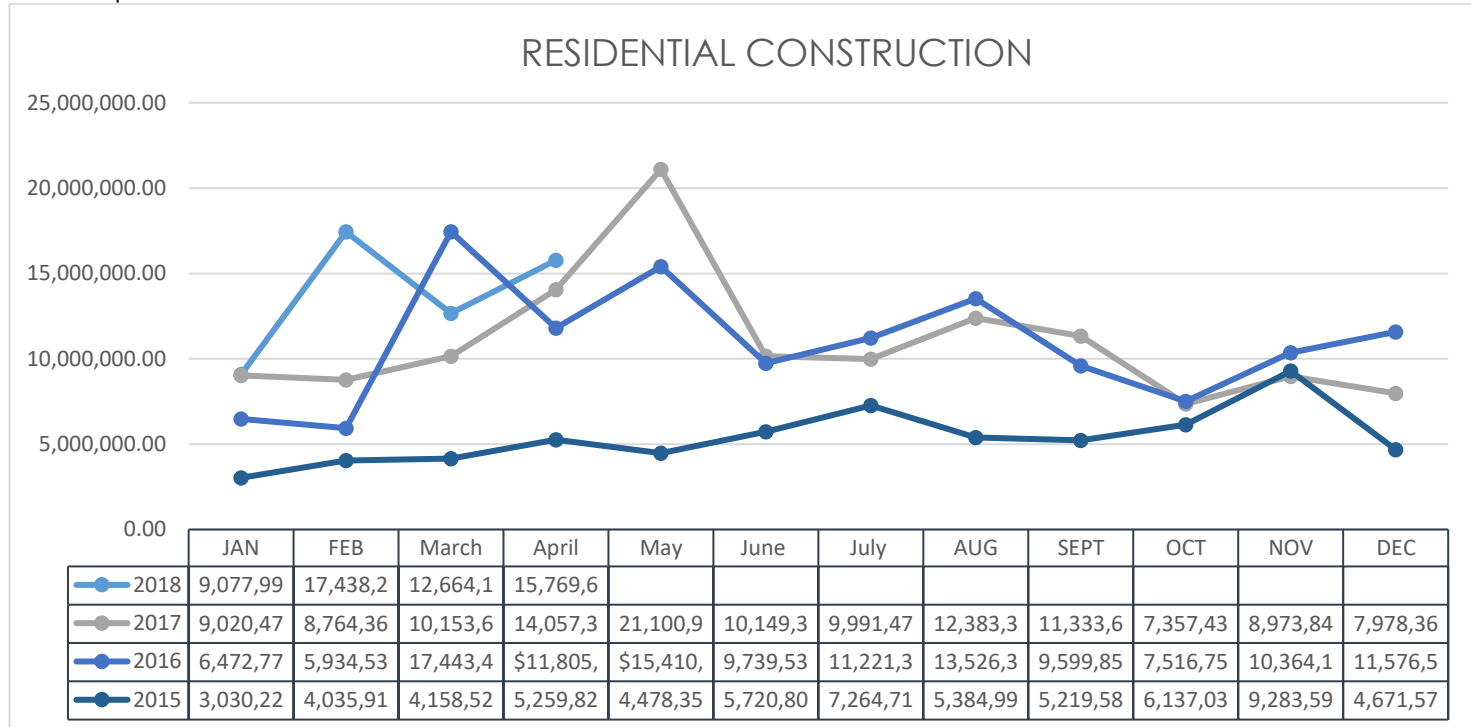
TOTAL RESIDENTIAL CONSTRUCTION – \$15,769,690.59

2018 - \$ 54,950,121.60 YTD

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70



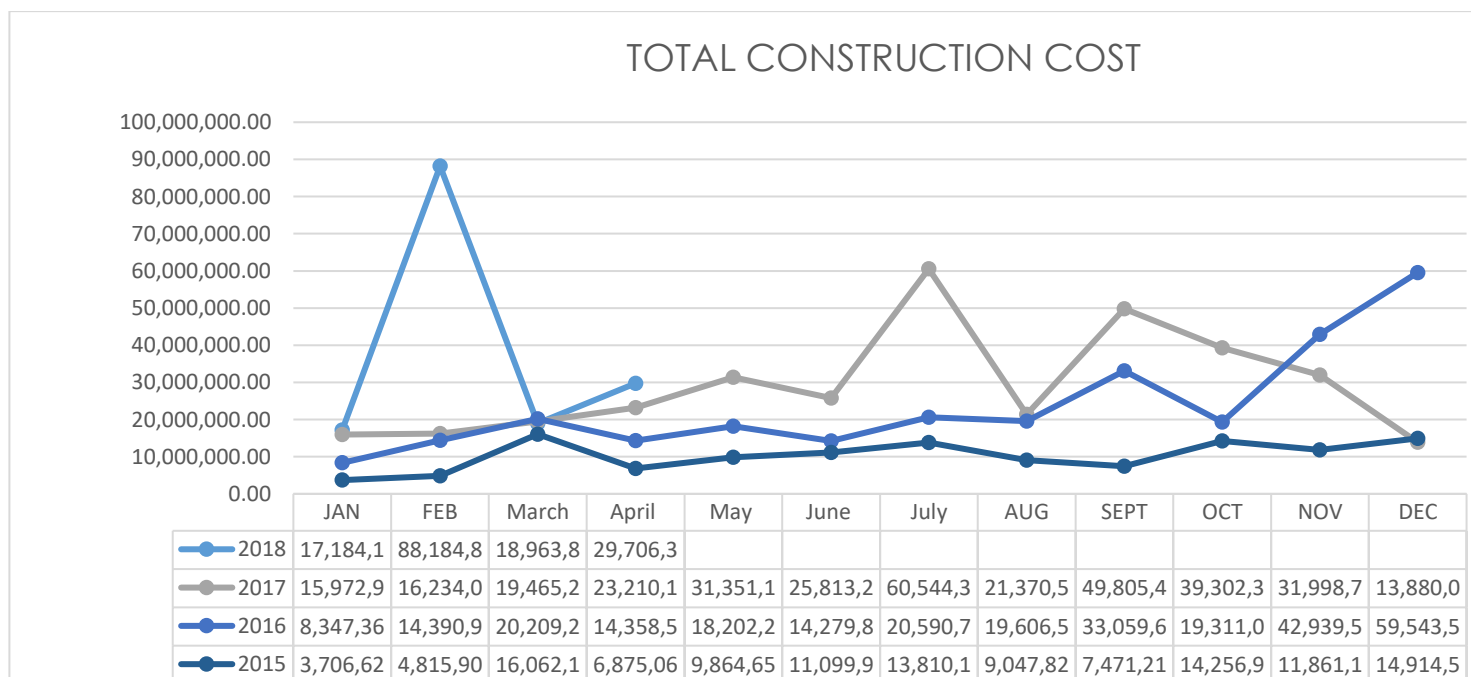
TOTAL CONSTRUCTION COST – \$29,706,320.68

2018 - \$154,039,193.61

2017 - \$348,948,323.48

2016 - 284,839,502.84

2015 - 123,606,213.367



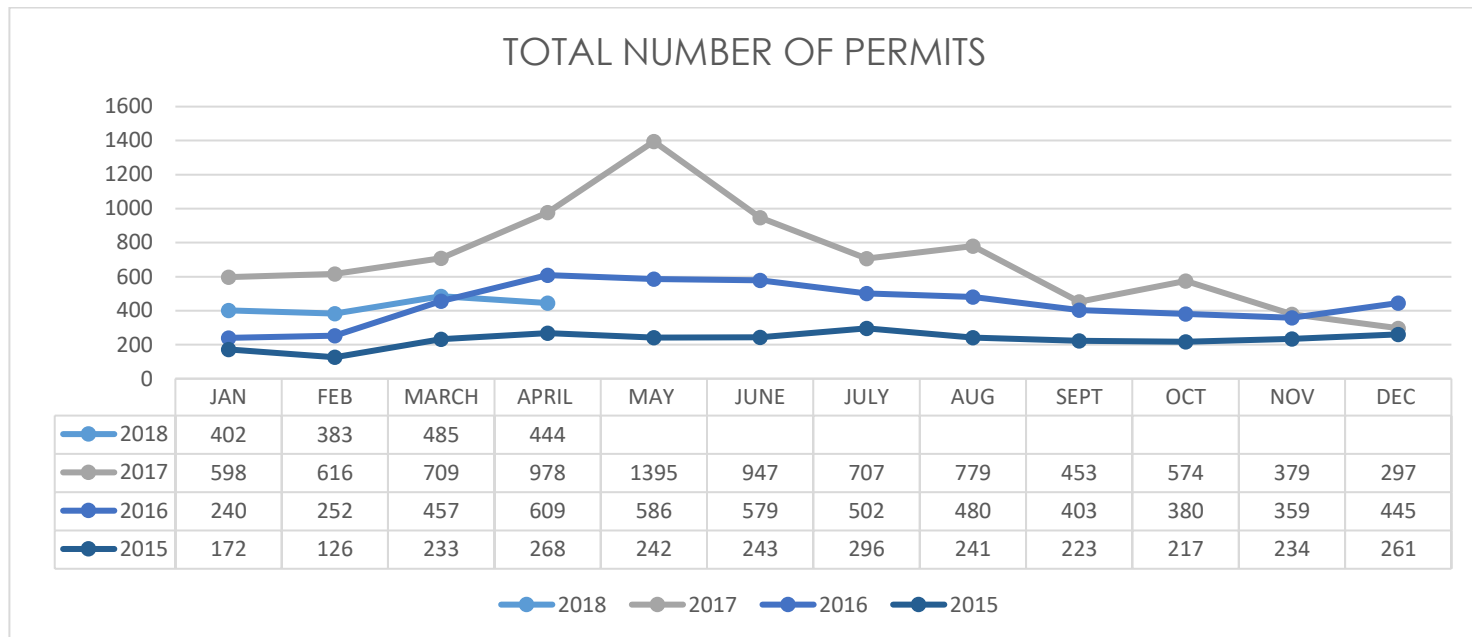
NUMBER OF PERMITS ISSUED – 444

2018 – 1714 YTD

2017 - 7625

2016 - 5292

2015 - 2756



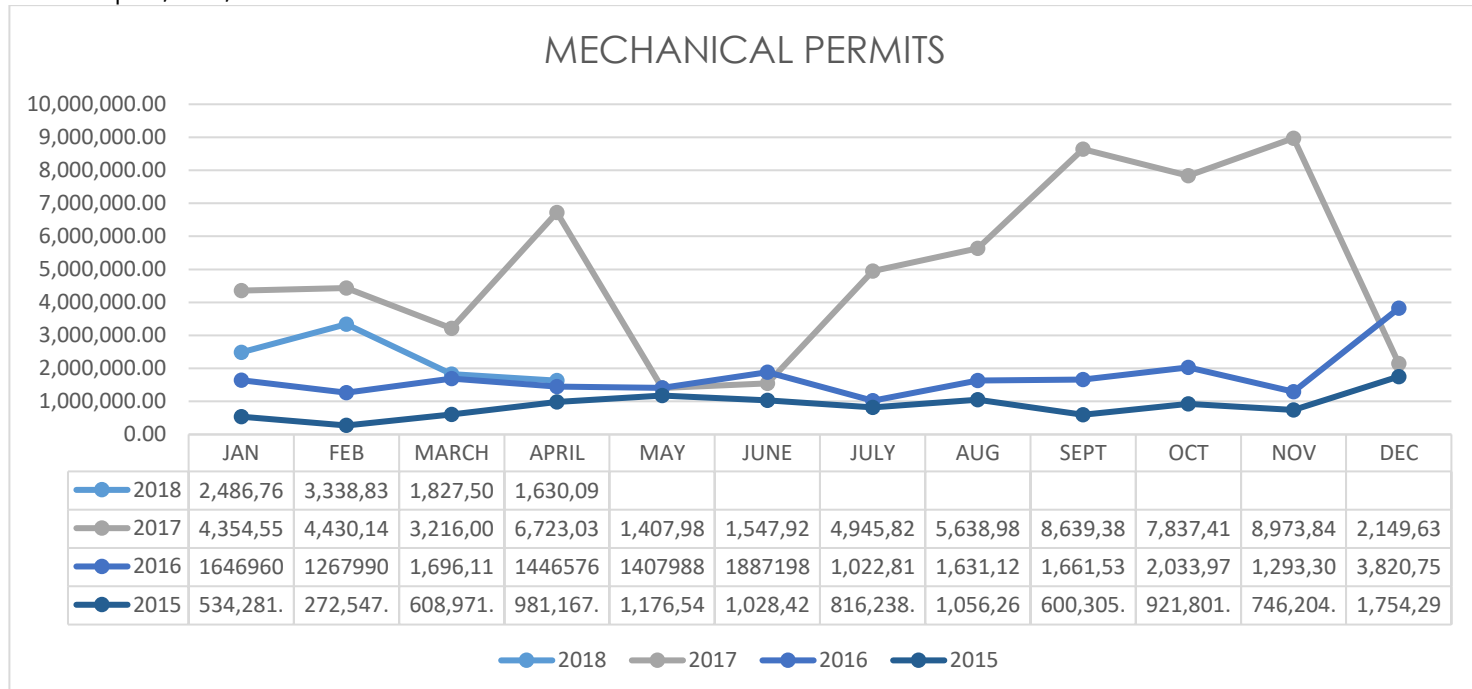
MECHANICAL PERMITS – \$1,630,097.04

2018 - \$9,283,203.70 YTD

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08



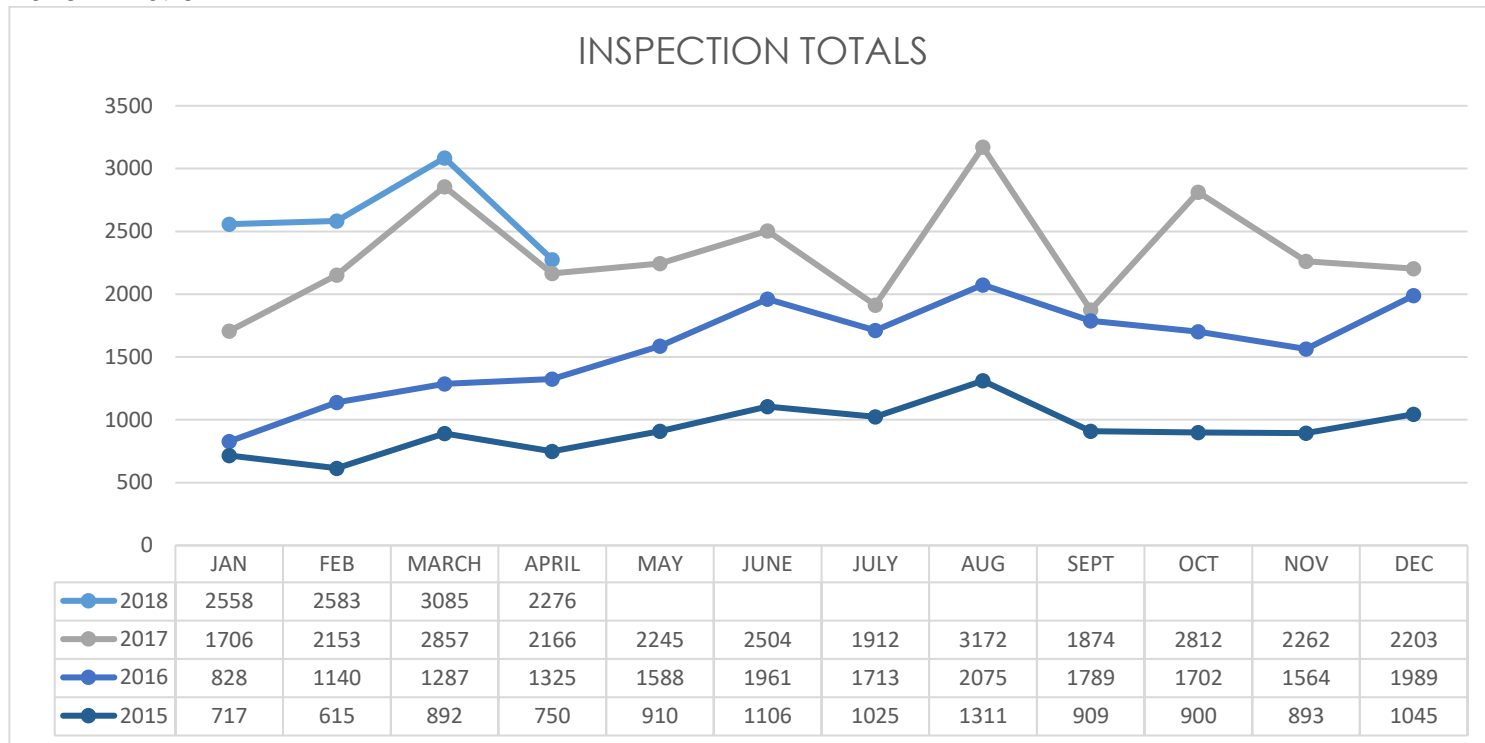
TOTAL INSPECTIONS – 2276

2018 – 10502 YTD

2017 - 27866

2016 - 18961

2015 - 11073



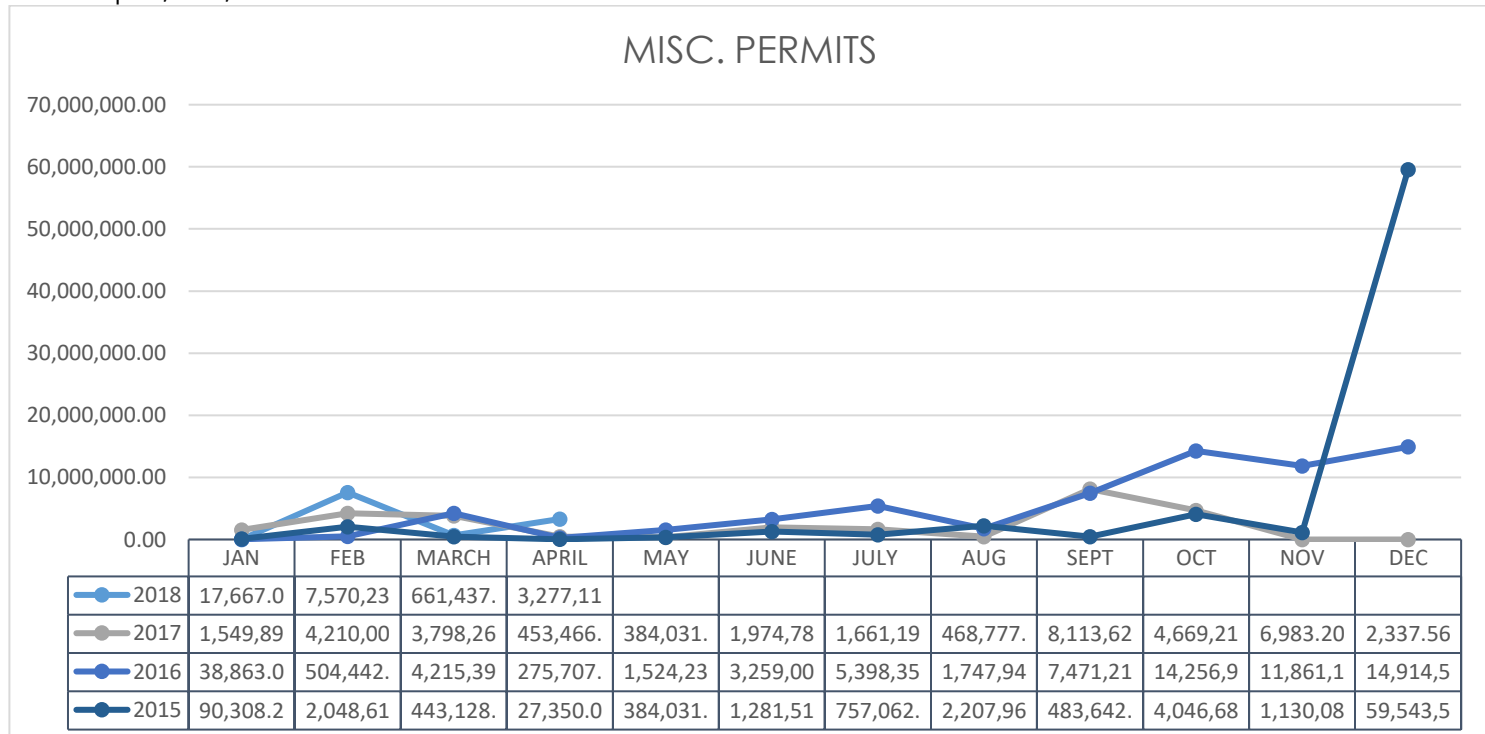
TOTAL MISC. PERMITS - \$3,277,119.55

2018 – \$11,526,461.44

2017 - \$29,757,048.44

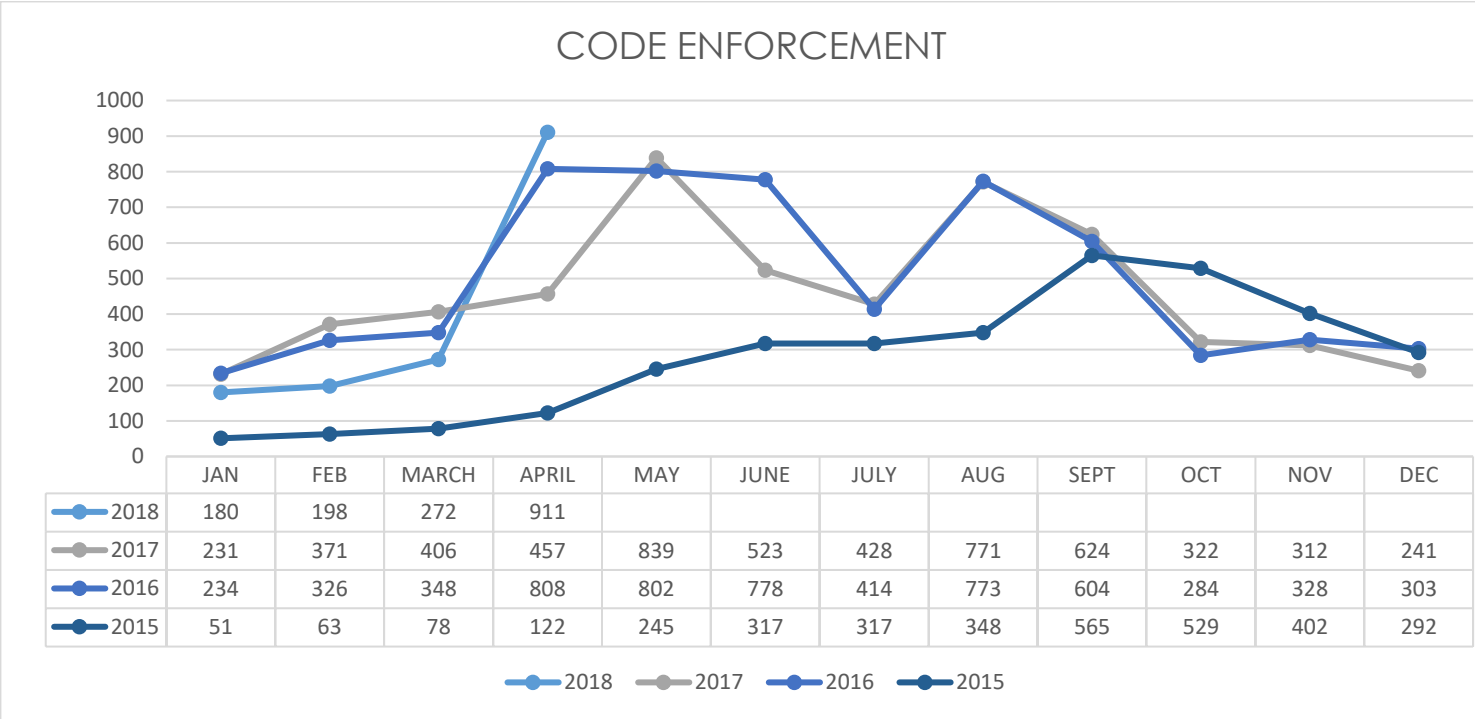
2016 - \$65,467,832.78

2015 - \$72,443,981.90



CODE ENFORCEMENT INSPECTIONS – 911

2018 - 1561
2017 - 5525
2016 - 6002
2015 - 3329



Category Number: VII.
Item Number: B.



AGENDA
GREER CITY COUNCIL
5/22/2018

Financial Activity Report - April 2018

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description	Upload Date	Type
▣ April 2018 Summary Financial Report	5/18/2018	Backup Material



April 2018 Summary Financial Report

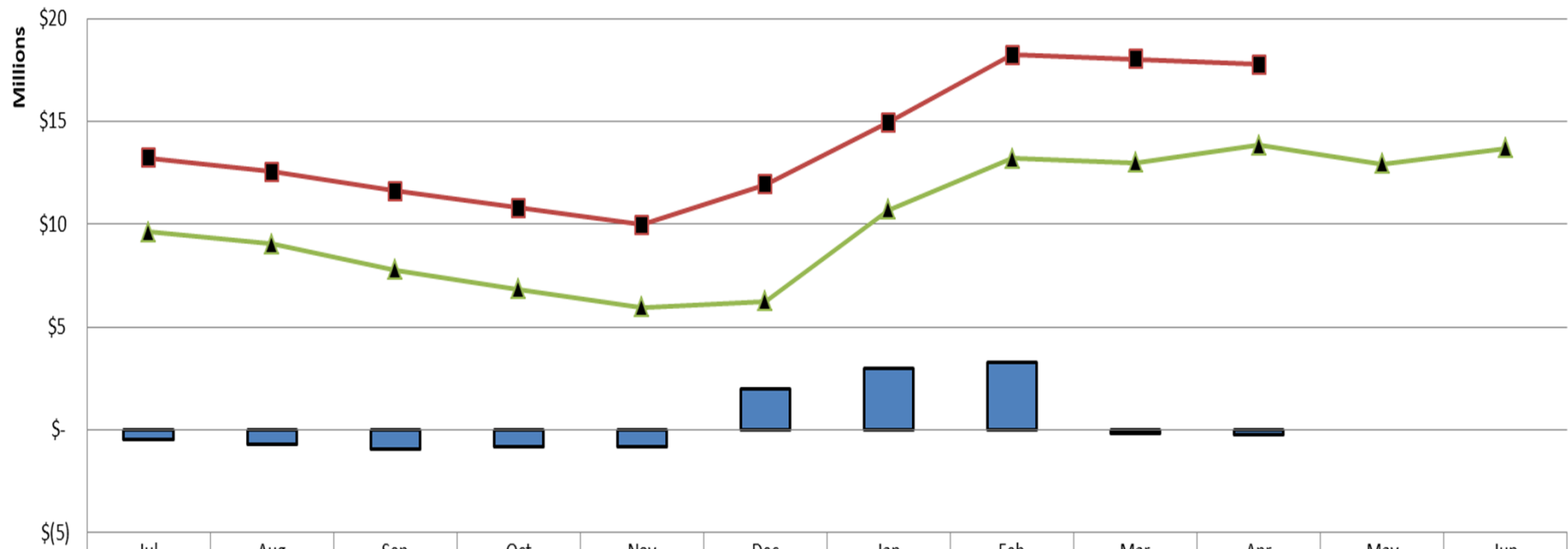


Financial Performance Summary

As of Month End April, 2018

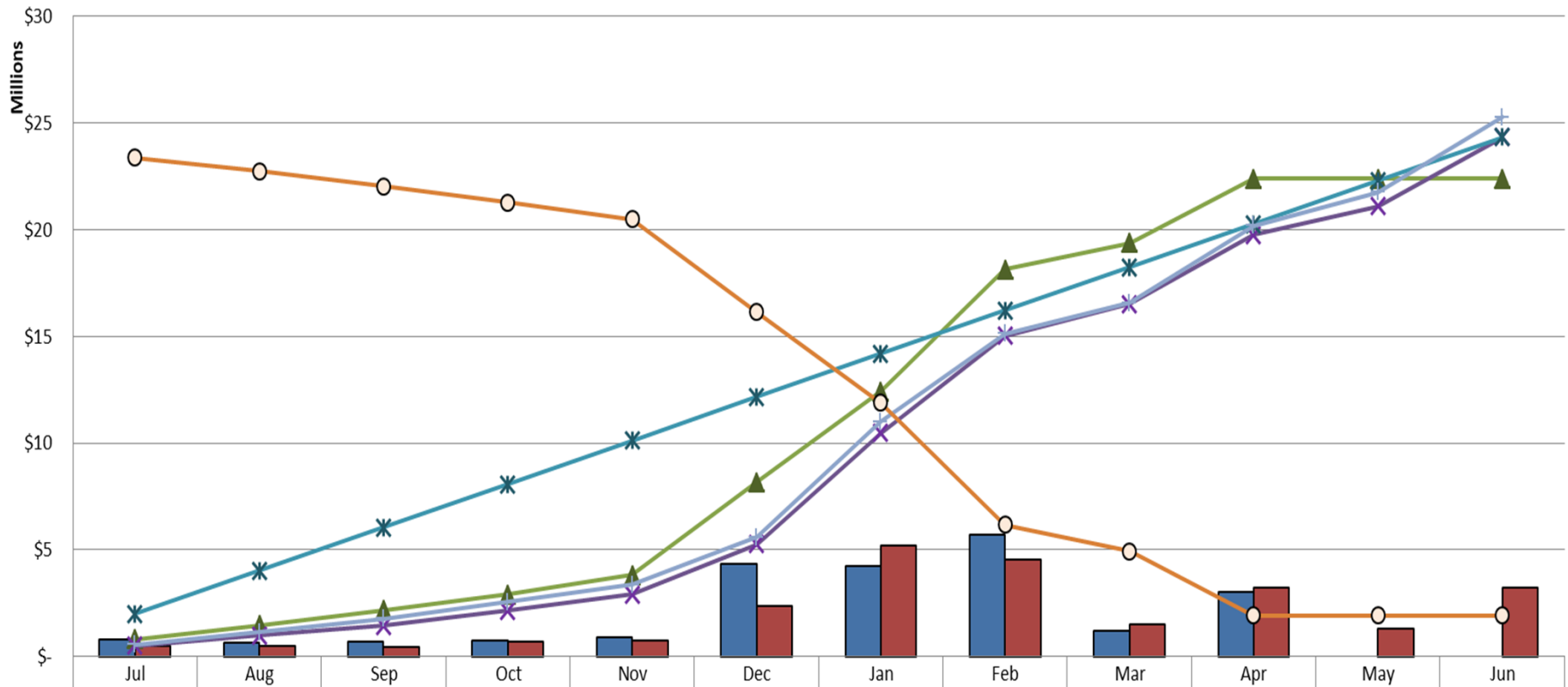
Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↓	↑	\$ 17,773,838
General Fund Revenue	↑	↑	\$ 22,385,754
General Fund Expenditures	↑	↑	\$ 18,295,316
Budget Percentage (Over) / Under	↓	↓	7%
Revenue Benchmark Variance	↓	↑	\$ 2,641,787
Expenditure Benchmark Variance	↑	↓	\$ 859,905
Overall Benchmark Variance	↓	↓	\$ 3,501,692
Hospitality Fund Cash Balance	↑	↓	\$ 881,278
Hospitality Fund Revenue	↑	↑	\$ 1,857,916
Hospitality Fund Expenditures	↓	↑	\$ 2,157,214
Storm Water Fund Cash Balance	↑	↑	\$ 1,282,549
Storm Water Fund Revenue	↑	↑	\$ 807,979
Storm Water Fund Expenditures	↓	↑	\$ 523,383

Cash Balance - General Fund Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(467,669)	(682,276)	(922,974)	(830,327)	(820,853)	1,972,931	3,008,401	3,271,235	(204,871)	(256,621)		
Current Fiscal YTD Balance	13,239,192	12,556,916	11,633,942	10,803,615	9,982,762	11,955,693	14,964,094	18,235,330	18,030,459	17,773,838		
Prior Fiscal YTD Balance	9,632,104	9,054,808	7,786,897	6,839,711	5,957,067	6,247,394	10,726,068	13,202,239	12,986,177	13,840,392	12,927,775	13,706,119

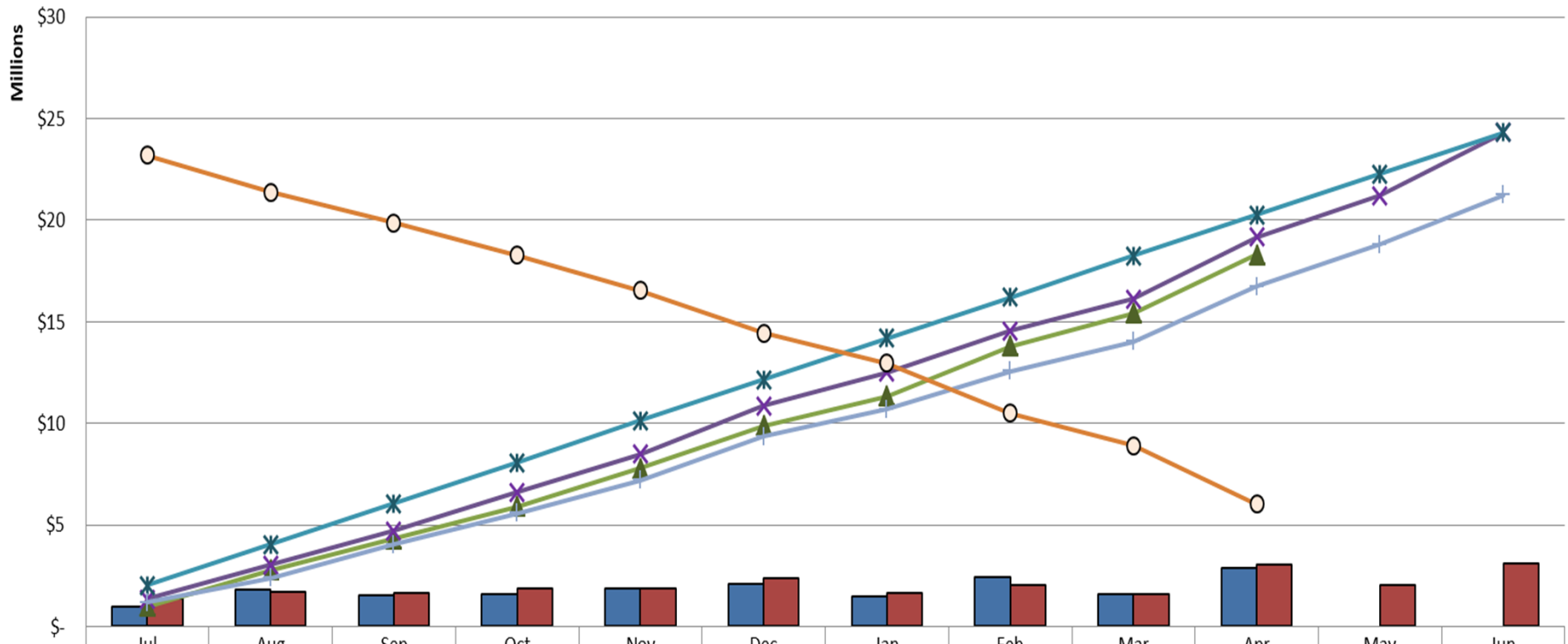
Revenue - General Fund Fiscal Year 2017/18



Monthly Actual	813,461	651,003	705,905	747,074	908,538	4,340,318	4,260,861	5,708,337	1,234,251	3,016,006		
Monthly Benchmark	511,313	483,894	459,005	698,450	758,149	2,347,987	5,203,473	4,549,022	1,488,117	3,244,557	1,328,373	3,237,191
YTD Actual	813,461	1,464,464	2,170,369	2,917,443	3,825,980	8,166,299	12,427,160	18,135,497	19,369,748	22,385,754	22,385,754	22,385,754
YTD Benchmark	511,313	995,207	1,454,212	2,152,662	2,910,811	5,258,798	10,462,271	15,011,293	16,499,410	19,743,967	21,072,340	24,309,531
YTD Prorated Budget	2,015,152	4,030,303	6,045,455	8,060,606	10,128,971	12,154,766	14,180,560	16,206,354	18,232,148	20,257,943	22,283,737	24,309,531
Prior YTD Actual	575,713	1,141,512	1,770,564	2,564,010	3,377,213	5,592,657	10,993,687	15,115,936	16,550,824	20,179,820	21,737,542	25,258,515
Balance to Collect	23,368,358	22,717,355	22,011,450	21,264,376	20,483,551	16,143,233	11,882,371	6,174,034	4,939,783	1,923,777	1,923,777	1,923,777

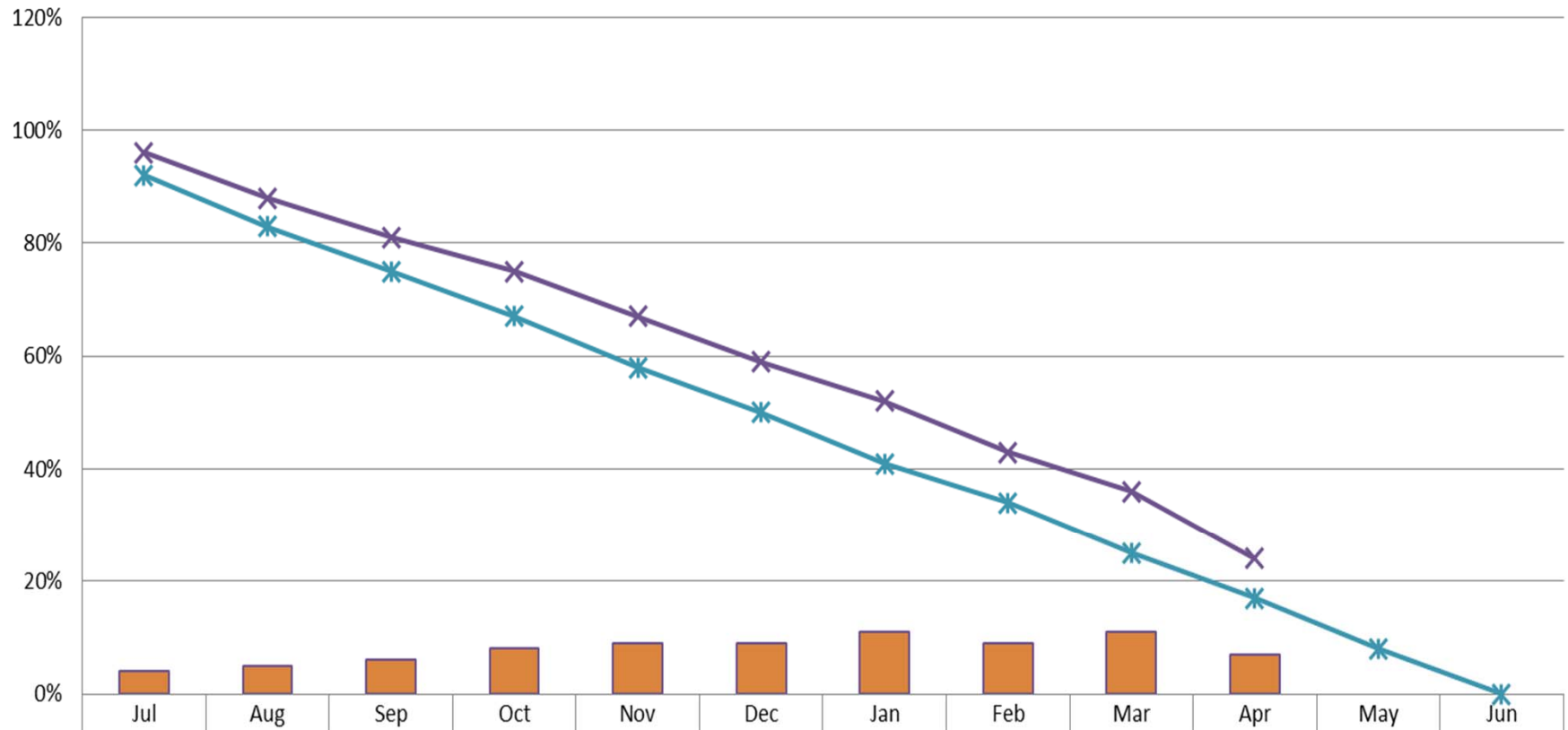
Expenditures - General Fund

Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	987,658	1,802,370	1,532,369	1,586,613	1,866,039	2,105,322	1,466,317	2,451,521	1,615,931	2,881,177		
Monthly Benchmark	1,343,133	1,699,282	1,674,653	1,883,898	1,879,401	2,379,002	1,643,364	2,041,744	1,584,256	3,026,488	2,059,441	3,094,869
YTD Actual	987,658	2,790,028	4,322,397	5,909,009	7,775,048	9,880,370	11,346,687	13,798,208	15,414,139	18,295,316		
YTD Benchmark	1,343,133	3,042,415	4,717,068	6,600,966	8,480,367	10,859,369	12,502,733	14,544,477	16,128,733	19,155,221	21,214,662	24,309,531
YTD Prorated Budget	2,015,152	4,030,303	6,045,455	8,060,606	10,128,971	12,154,766	14,180,560	16,206,354	18,232,148	20,257,943	22,283,737	24,309,531
Prior YTD Actual	1,180,597	2,397,447	4,046,054	5,579,825	7,198,639	9,341,968	10,708,015	12,577,634	14,030,028	16,723,945	18,803,161	21,237,025
Balance to Expend	23,194,161	21,391,791	19,859,422	18,272,810	16,534,483	14,429,161	12,962,844	10,511,323	8,895,392	6,014,215		

Budget Percent Remaining - General Fund Fiscal Year 2017/18



■ (Over) Under Budget	4	5	6	8	9	9	11	9	11	7		
✕ Actual Percent Remaining	96	88	81	75	67	59	52	43	36	24		
✱ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Revenues

Revenue

Total Revenue

Taxes

Franchises & Licenses

Misc. Revenues

Permits and Fees

Intergovernmental Revenue

Fire Fees

Fines and Forfeitures

Grants

Fund Balance

Refunds

Operating Transfers

2017-18 Financials



Revenues



Expenditures



YTD Actual

\$22,385,754

YTD Budget

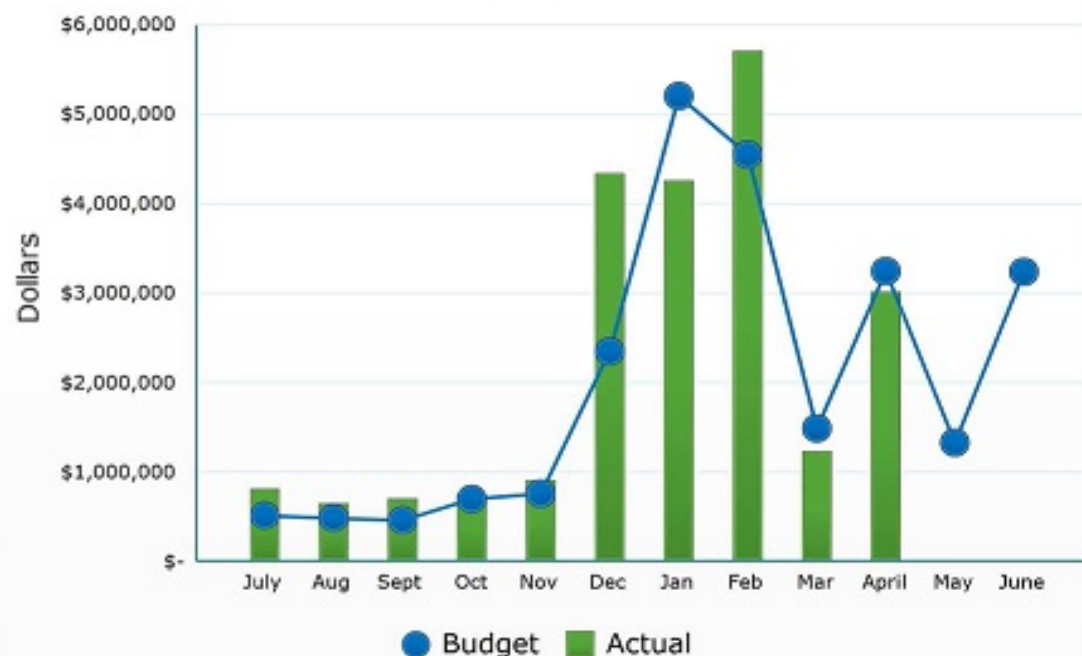
\$19,743,967

Difference

\$2,641,787

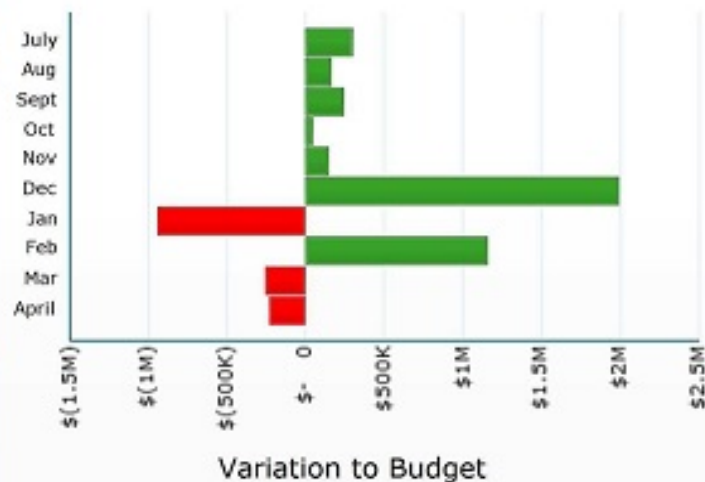
City of Greer Revenues

Fiscal Year 2017-18



Actual vs Budget

Fiscal Year 2017-18



Expenditures

Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
YTD Debt Service
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2017-18 Financials

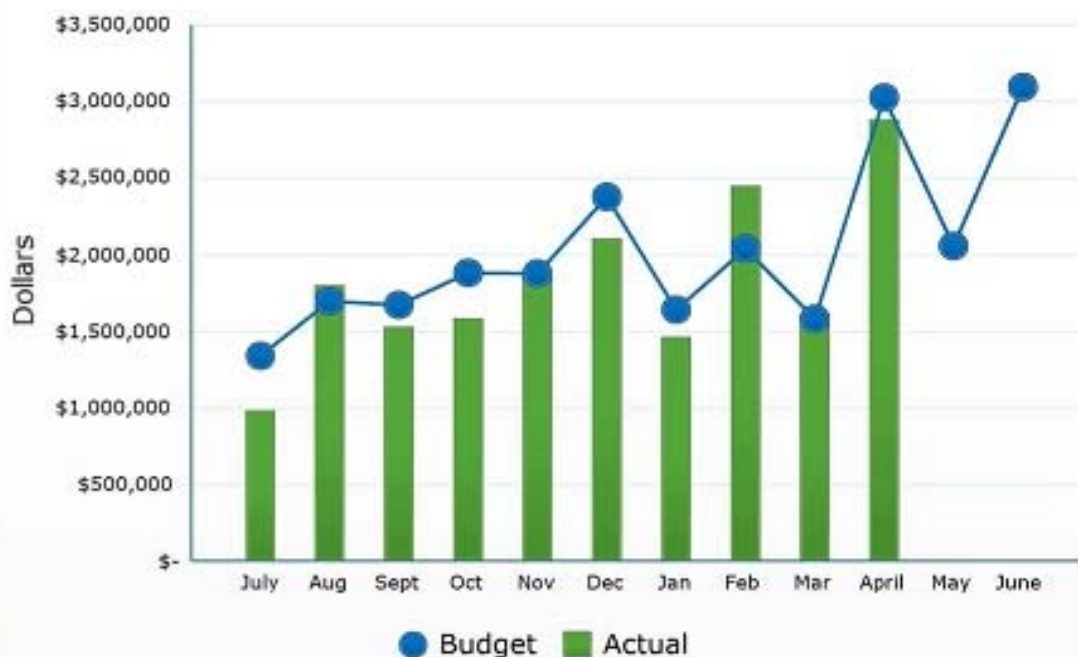
☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$18,295,316	\$19,155,221	\$859,905

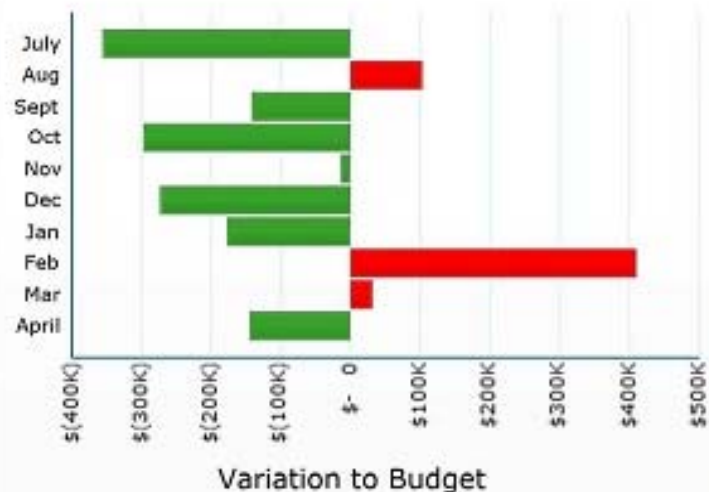
City of Greer Expenditures

Fiscal Year 2017-18



Actual vs Budget

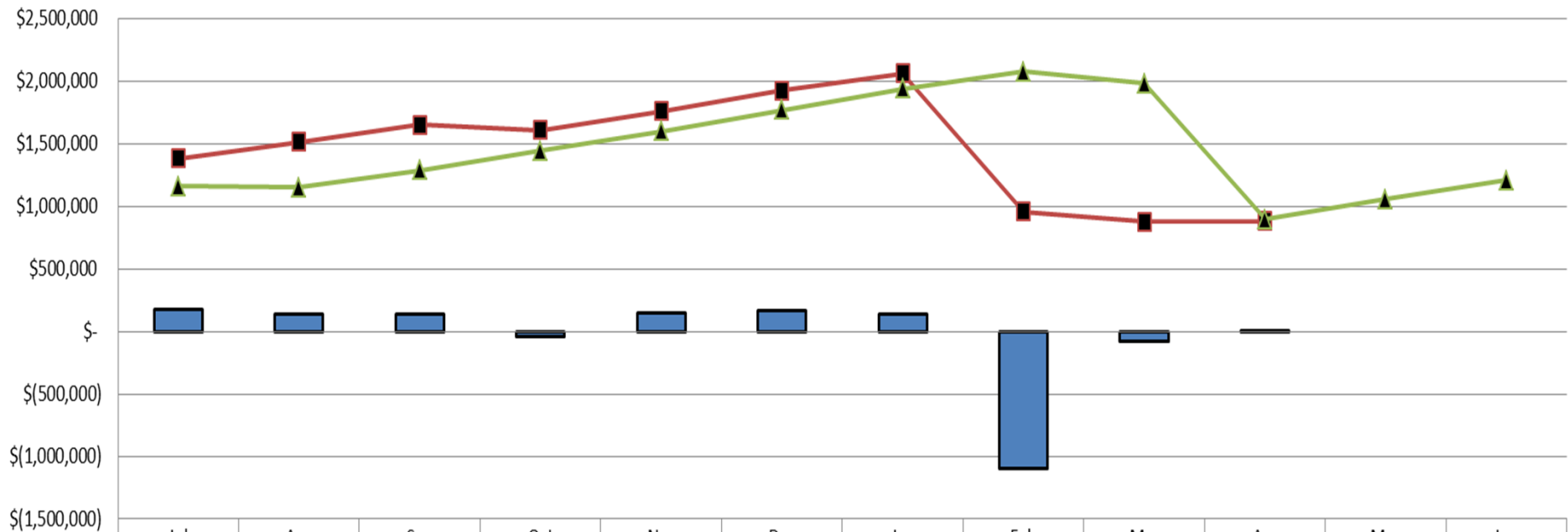
Fiscal Year 2017-18





Hospitality Taxes Fund

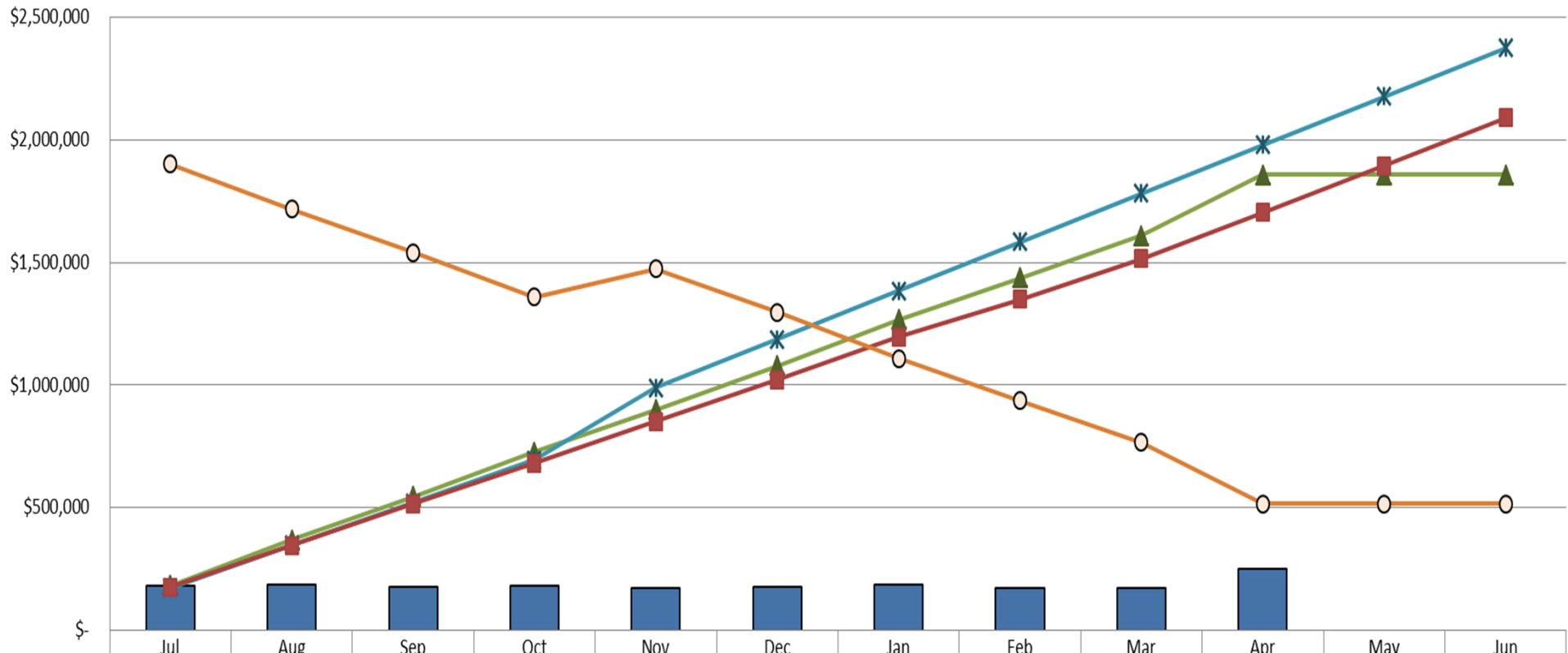
Cash Balance - Hospitality Taxes Fund Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	173,474	134,265	136,767	(45,174)	150,237	165,555	136,763	(1,103,258)	(77,556)	2,298		
Current Fiscal YTD Balance	1,381,380	1,515,644	1,652,412	1,607,238	1,757,474	1,923,030	2,059,793	956,535	878,980	881,278		
Prior Fiscal YTD Balance	1,159,255	1,149,821	1,286,959	1,444,431	1,600,855	1,767,391	1,939,444	2,076,071	1,980,509	897,428	1,056,270	1,207,608

Revenue - Hospitality Taxes Fund

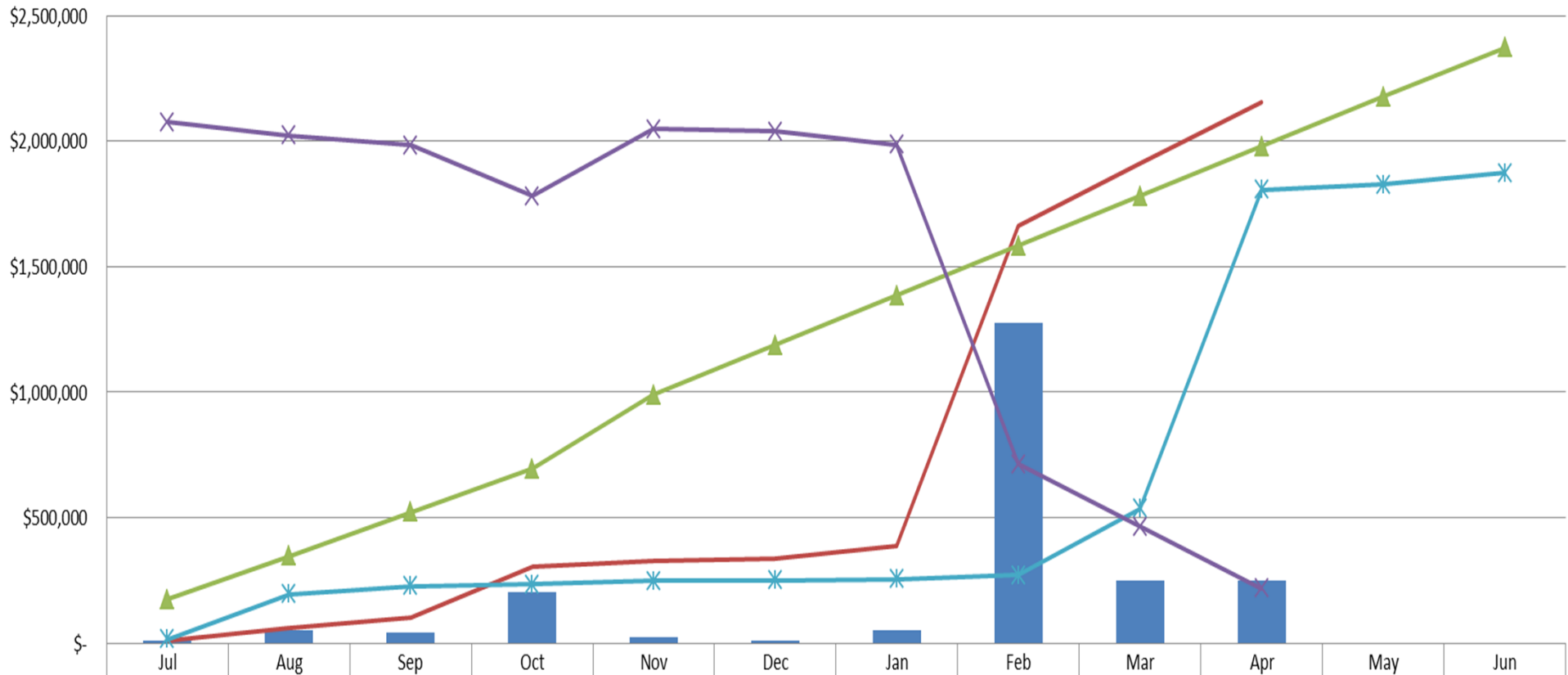
Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	183,838	185,094	177,422	181,356	172,490	177,683	188,410	171,397	170,525	249,701		
YTD Actual	183,838	368,932	546,354	727,710	900,200	1,077,883	1,266,293	1,437,690	1,608,215	1,857,916	1,857,916	1,857,916
YTD Prorated Budget	173,826	347,652	521,478	695,303	989,475	1,187,371	1,385,266	1,583,161	1,781,056	1,978,951	2,176,846	2,374,741
Prior YTD Actual	176,060	347,104	515,764	680,684	850,657	1,020,635	1,196,727	1,349,049	1,514,999	1,703,348	1,895,065	2,088,812
Balance to Collect	1,902,072	1,716,978	1,539,556	1,358,200	1,474,541	1,296,858	1,108,448	937,051	766,526	516,825	516,825	516,825

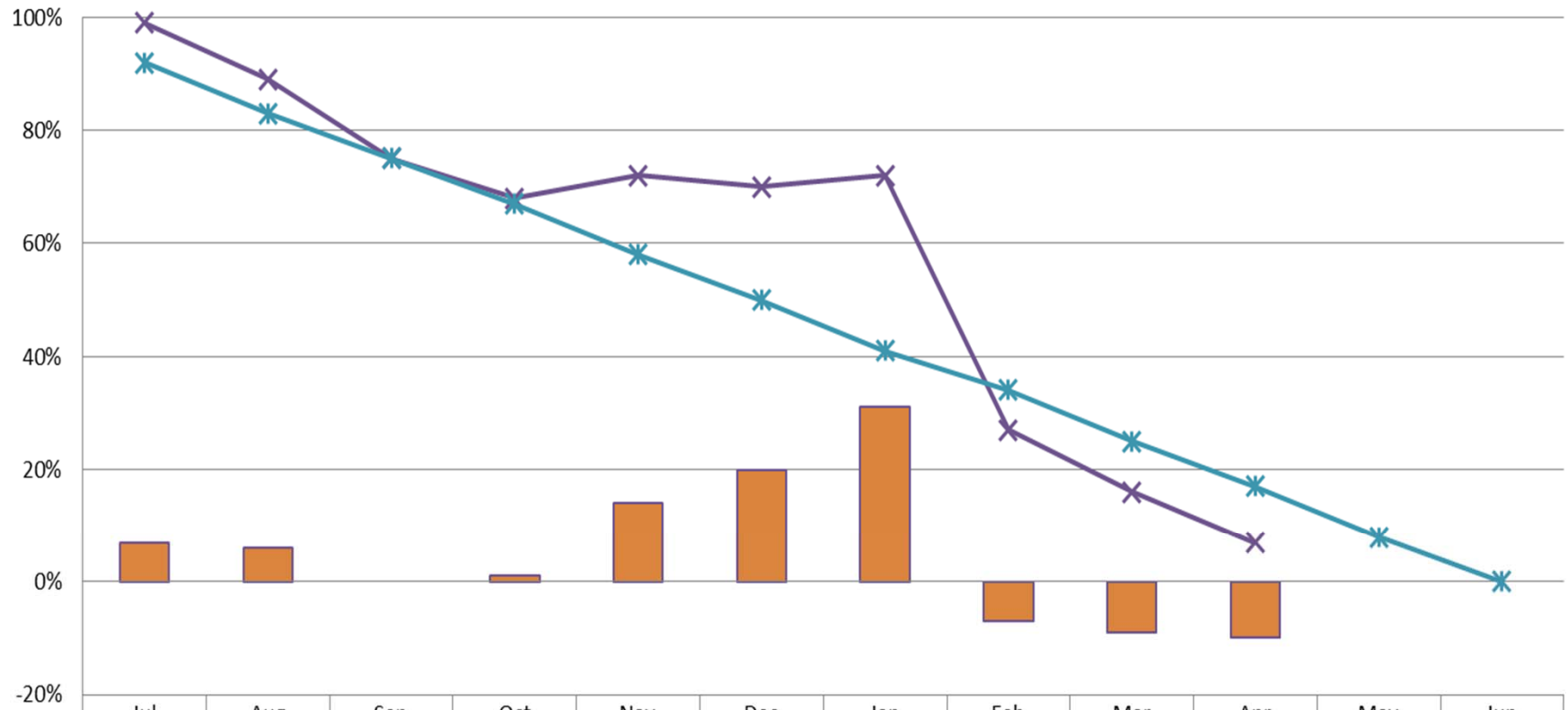
Expenditures - Hospitality Taxes Fund

Fiscal Year 2017/18



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	10,364	50,829	40,633	201,390	22,294	10,043	51,647	1,274,646	247,964	247,403		
YTD Actual	10,364	61,194	101,827	303,217	325,511	335,554	387,201	1,661,847	1,909,811	2,157,214		
YTD Prorated Budget	173,826	347,652	521,478	695,303	989,475	1,187,371	1,385,266	1,583,161	1,781,056	1,978,951	2,176,846	2,374,741
Prior YTD Actual	14,791	195,274	226,795	234,243	247,721	250,946	255,098	270,660	535,657	1,807,086	1,828,688	1,872,947
Balance to Expend	2,075,546	2,024,716	1,984,083	1,782,693	2,049,230	2,039,187	1,987,540	712,894	464,930	217,527		

Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2017/18



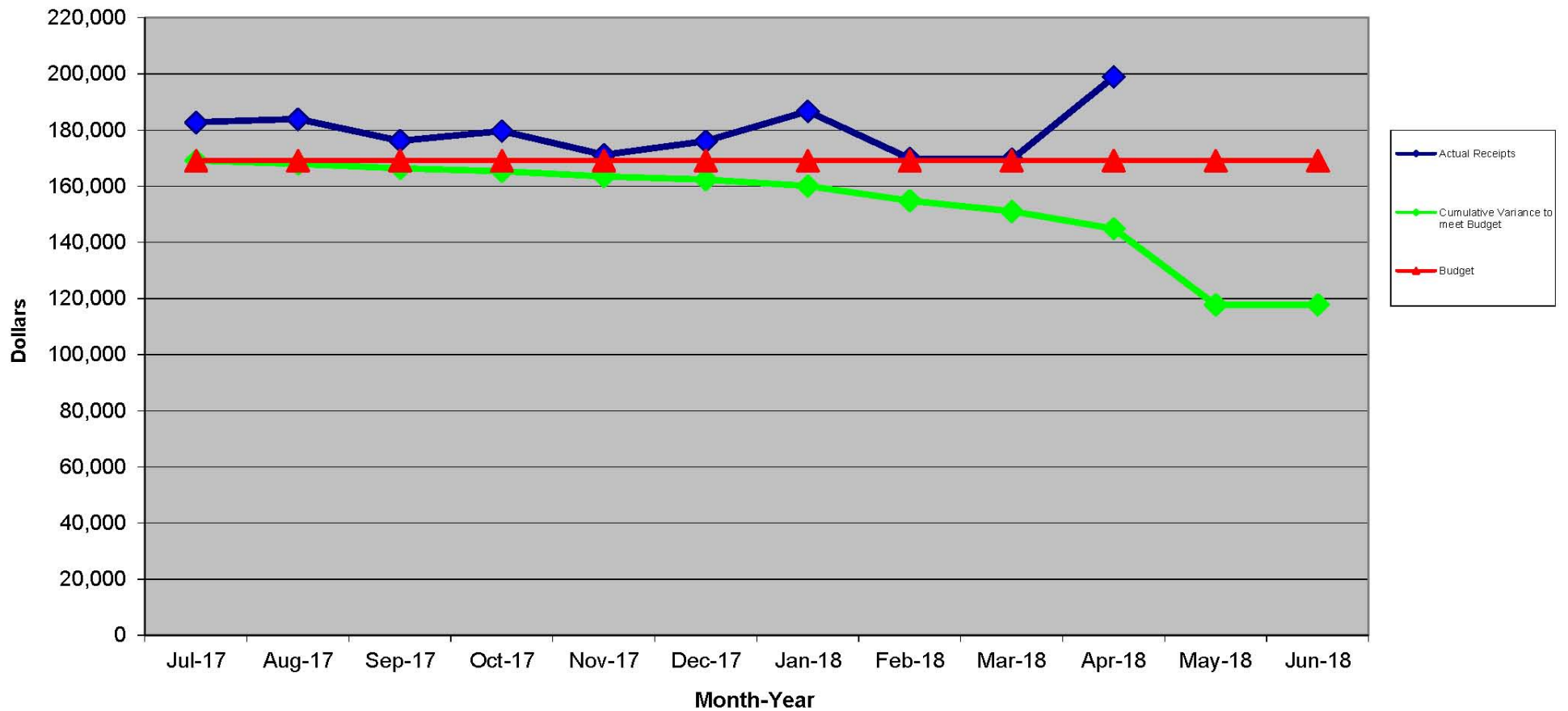
■ (Over) Under Budget

✕ Actual Percent Remaining

✱ Prorated Percent Remaining

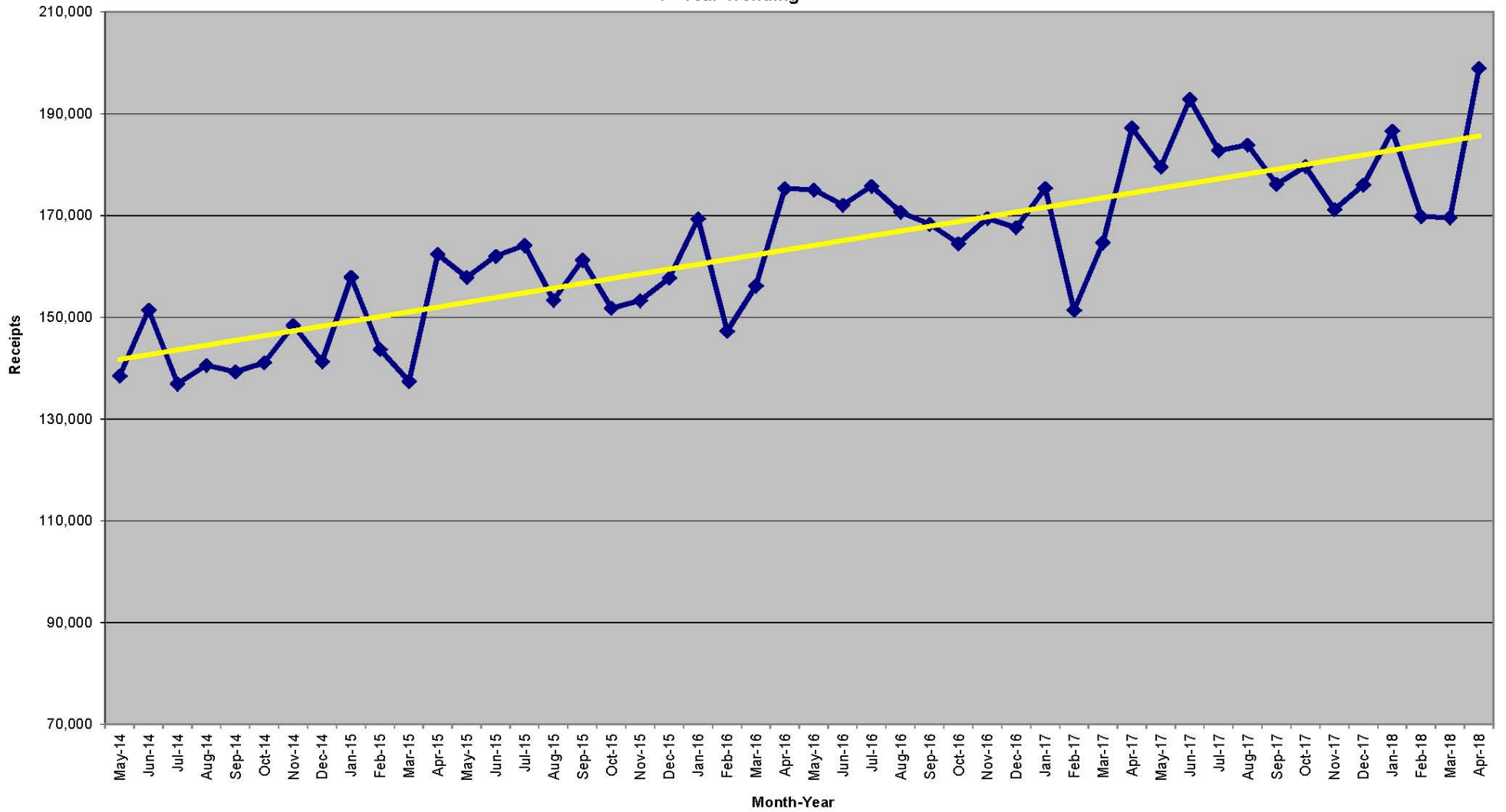
HOSPITALITY TAX

FY 2017-2018



Hospitality Tax

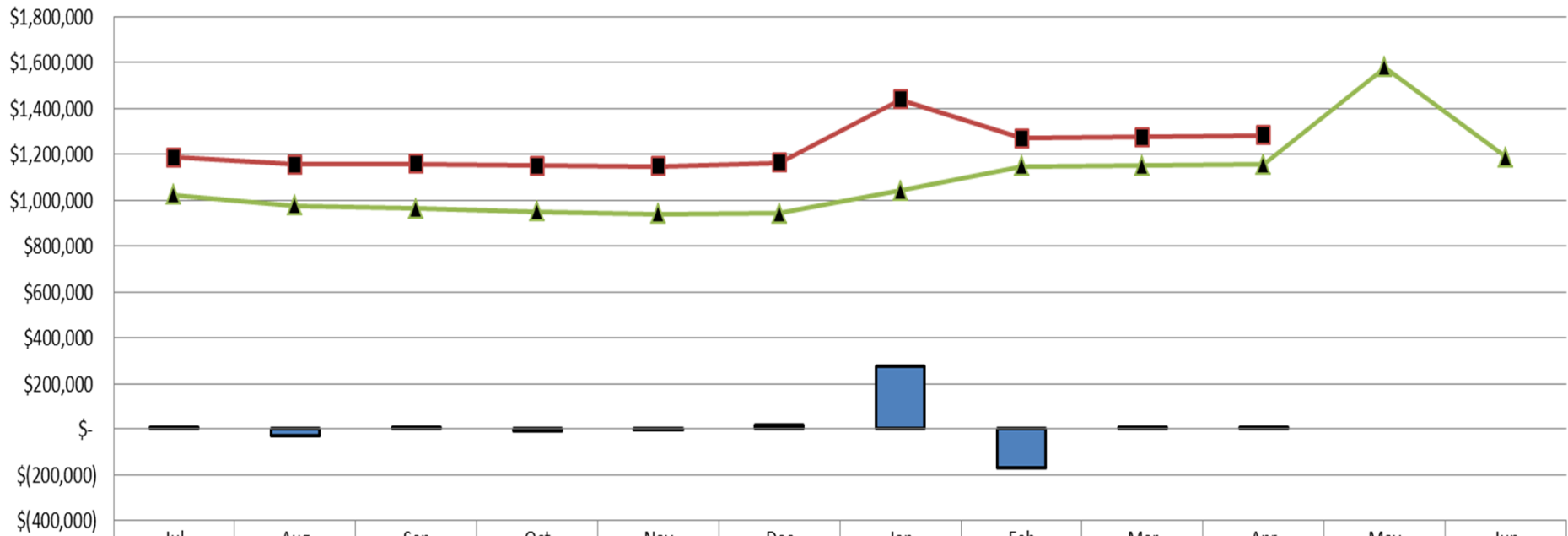
4 - Year Trending





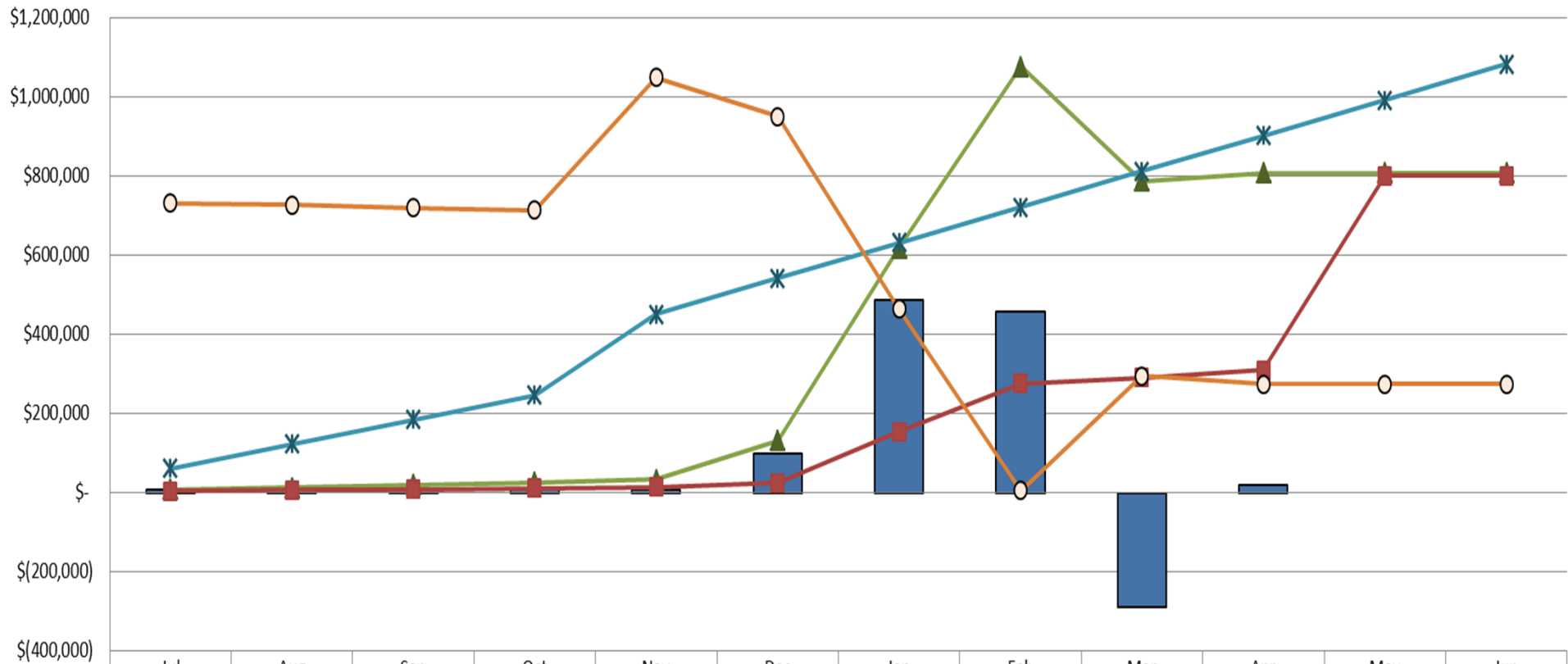
Storm Water Fund

Cash Balance - Storm Water Fund Fiscal Year 2017/18



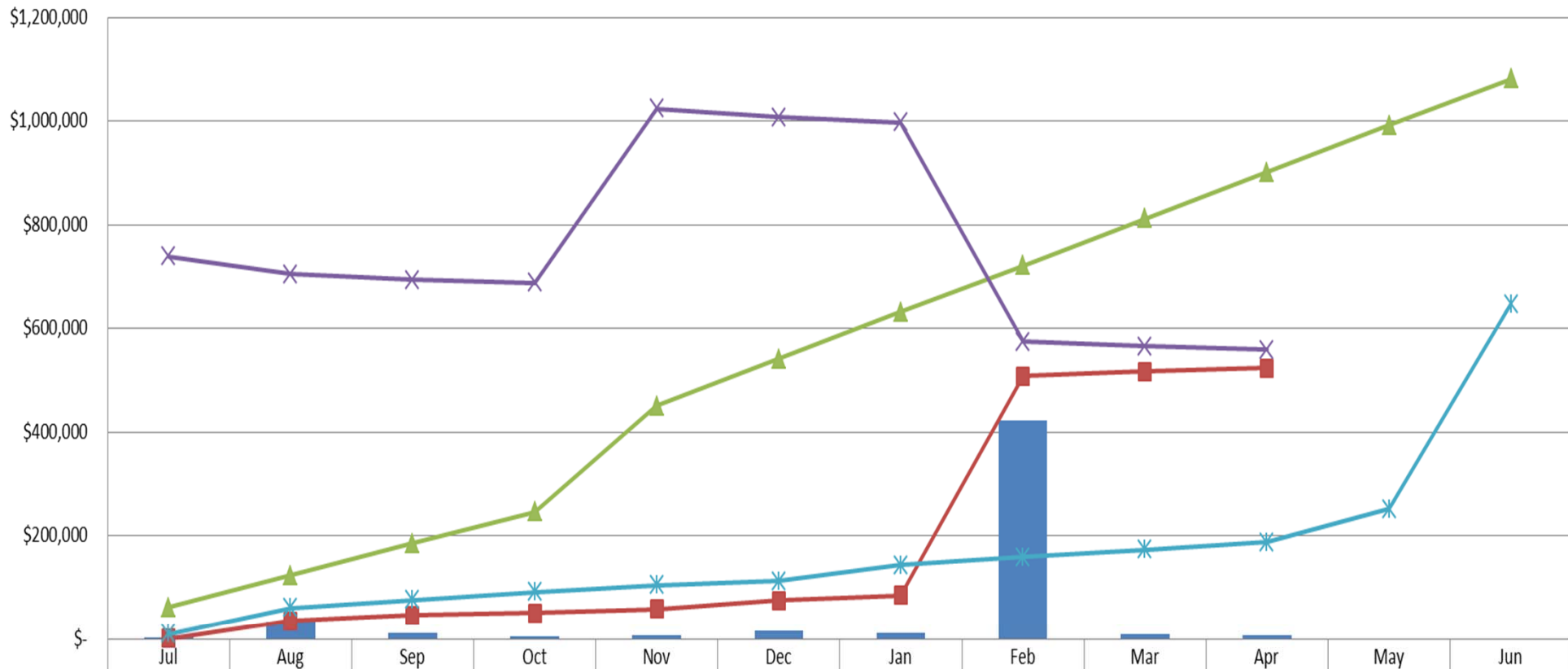
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	135	(31,226)	1,536	(7,136)	(2,531)	15,857	275,014	(169,106)	5,526	6,552		
Current Fiscal YTD Balance	1,188,063	1,156,838	1,158,373	1,151,237	1,148,706	1,164,563	1,439,577	1,270,471	1,275,997	1,282,549		
Prior Fiscal YTD Balance	1,023,805	976,711	964,122	950,346	940,475	943,677	1,042,981	1,148,958	1,151,922	1,156,071	1,579,751	1,187,928

Revenue - Storm Water Taxes Fund Fiscal Year 2017/18



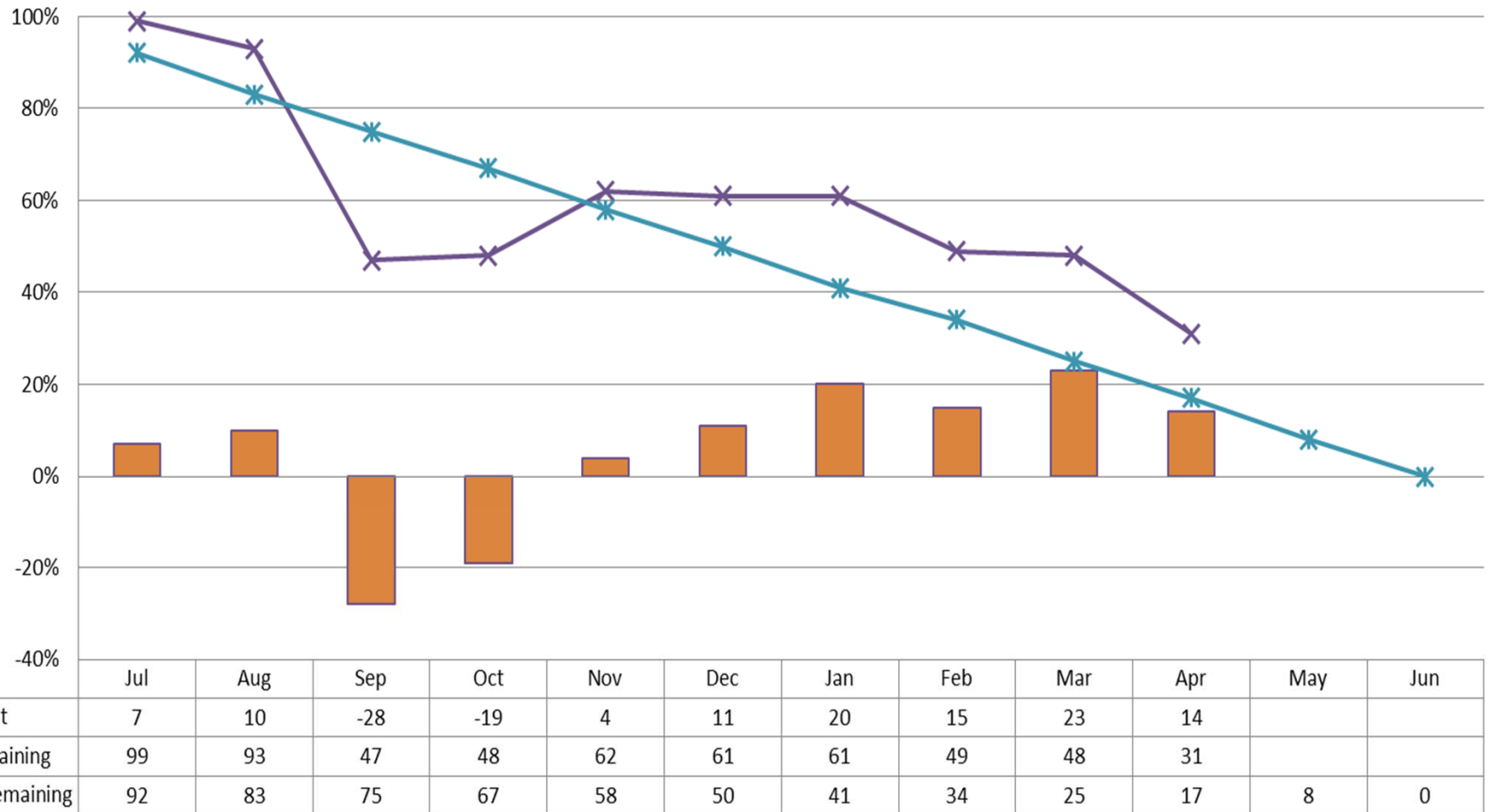
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	8,321	4,109	7,264	6,396	7,322	98,204	486,647	458,446	(289,191)	20,461		
YTD Actual	8,321	12,430	19,694	26,090	33,412	131,616	618,263	1,076,709	787,518	807,979	807,979	807,979
YTD Prorated Budget	61,633	123,267	184,900	246,533	451,002	541,203	631,403	721,603	811,804	902,004	992,205	1,082,405
Prior YTD Actual	3,417	6,063	8,848	10,707	13,629	24,597	154,226	275,520	290,455	308,949	800,727	799,811
Balance to Collect	731,279	727,170	719,906	713,510	1,048,993	950,789	464,142	5,696	294,887	274,426	274,426	274,426

Expenditures - Storm Water Fund Fiscal Year 2017/18



Monthly Actual	697	33,946	10,904	5,206	7,420	16,317	10,573	423,096	8,281	6,941		
YTD Actual	697	34,643	45,547	50,753	58,173	74,491	85,064	508,160	516,441	523,383		
YTD Prorated Budget	61,633	123,267	184,900	246,533	451,002	541,203	631,403	721,603	811,804	902,004	992,205	1,082,405
Prior YTD Actual	9,833	59,933	75,611	91,341	104,341	112,169	142,801	158,475	172,599	187,185	251,328	647,045
Balance to Expend	738,903	704,957	694,053	688,847	1,024,232	1,007,914	997,341	574,245	565,964	559,022		

Budget Percent Remaining - Storm Water Fund Fiscal Year 2017/18





AGENDA
GREER CITY COUNCIL
5/22/2018

Fire Department Activity Report - April 2018

Summary:

Fire Chief Dorian Flowers will present highlights from his report.

ATTACHMENTS:

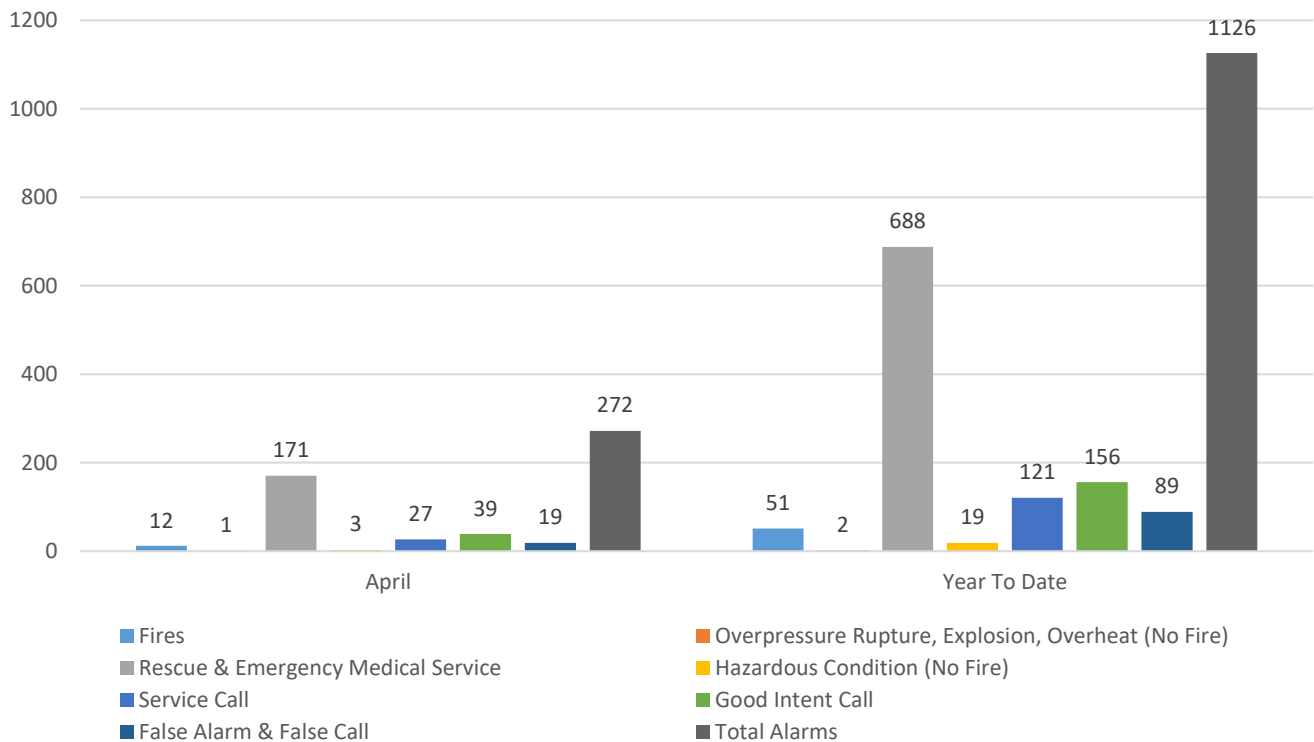
Description	Upload Date	Type
☐ Fire Department Activity Report - April 2018	5/18/2018	Backup Material



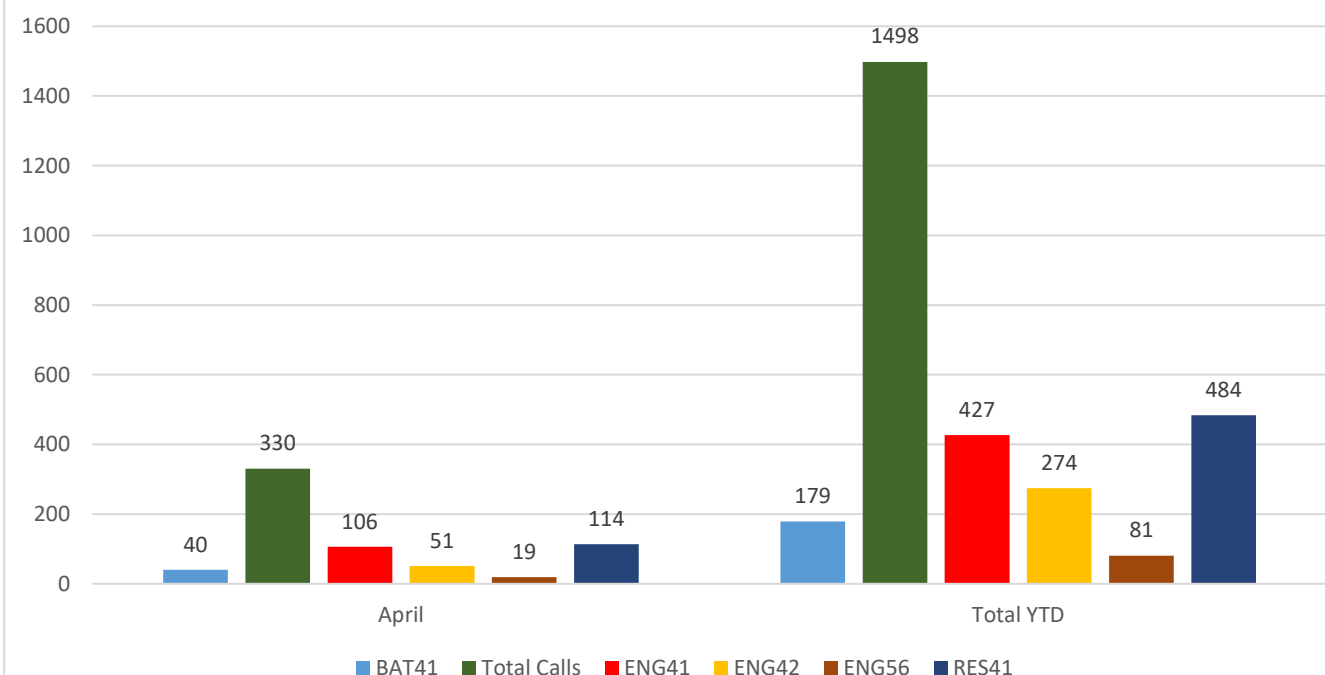
City of Greer Fire Department Year-To-Date Statistics April 2018



INCIDENT TYPES



APPARATUS RESPONSE





City of Greer Fire Department Year-To-Date Statistics April 2018



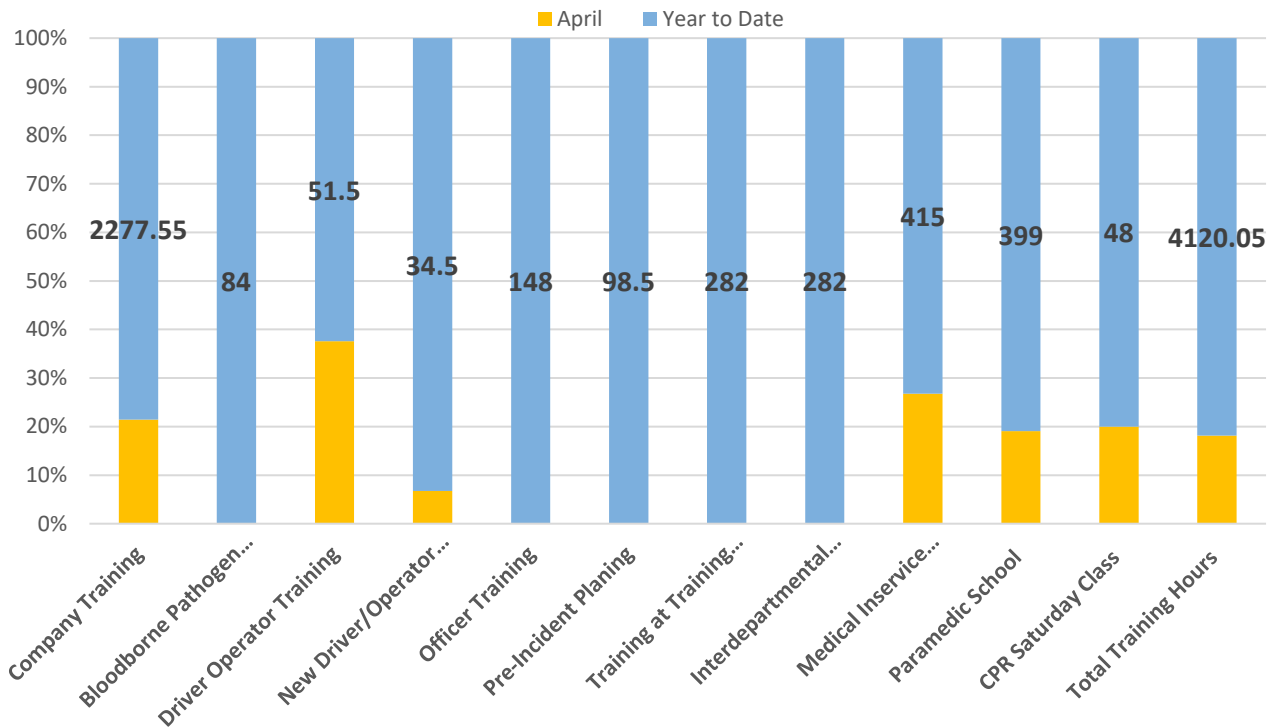
NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	17	0	2	\$205,700.00
2	Apartments (3 or more families) (FPU 429)	4	0	0	\$30,100.00
3	Hotels and Motels (FPU 449)	0	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	0	0	0	\$0.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	21	0	2	\$235,800.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	3	0	0	\$2,500.00
7	Schools and Colleges (FPU 200-299)	0	0	0	\$0.00
8	Health Care and Penal Institutions (hospitals, nursing homes, prisons, etc.) (FPU 300-399)	1	0	0	\$0.00
9	Stores and Offices (FPU 500-599)	1	0	0	\$0.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	0	0	0	\$0.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	1	0	0	\$2,000.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	0	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	27	0	2	\$240,300.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	7	0	0	\$39,040.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	0	0	0	\$0.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	2	0	0	\$0.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	8	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	2	0	0	\$100.00
18	All Other Fires (IT 100, 160, 163)	4	0	0	\$100.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	50	0	2	\$279,540.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	688	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	89	0	0	\$300.00
22	Mutual Aid Responses Given	8	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	7	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	12	0	0	\$500.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	279	0	0	\$0.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	1133	0	2	\$280,040.00



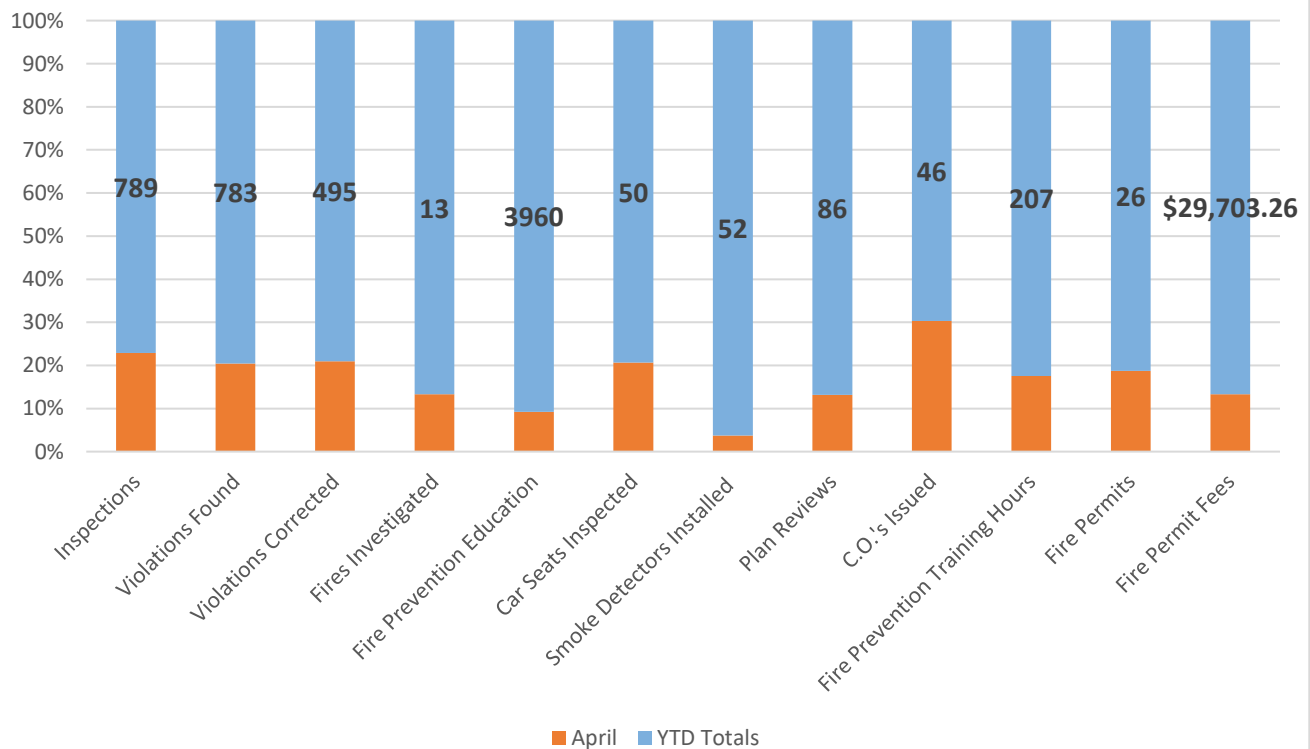
City of Greer Fire Department Year-To-Date Statistics April 2018



DEPARTMENT TRAINING



OFFICE OF THE FIRE MARSHAL





AGENDA
GREER CITY COUNCIL
5/22/2018

Municipal Court Activity Report - April 2018

ATTACHMENTS:

Description	Upload Date	Type
□ Municipal Court Monthly Report April 2018	5/17/2018	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT APRIL 2018

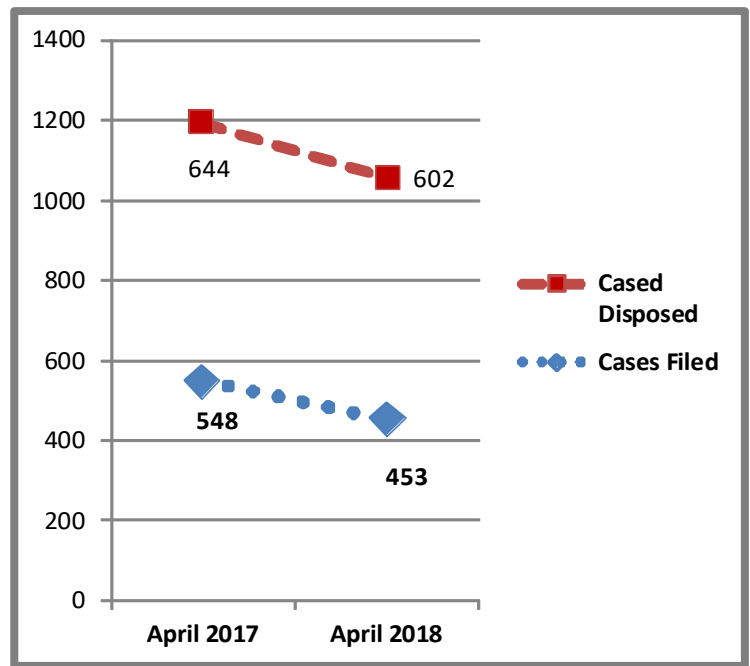
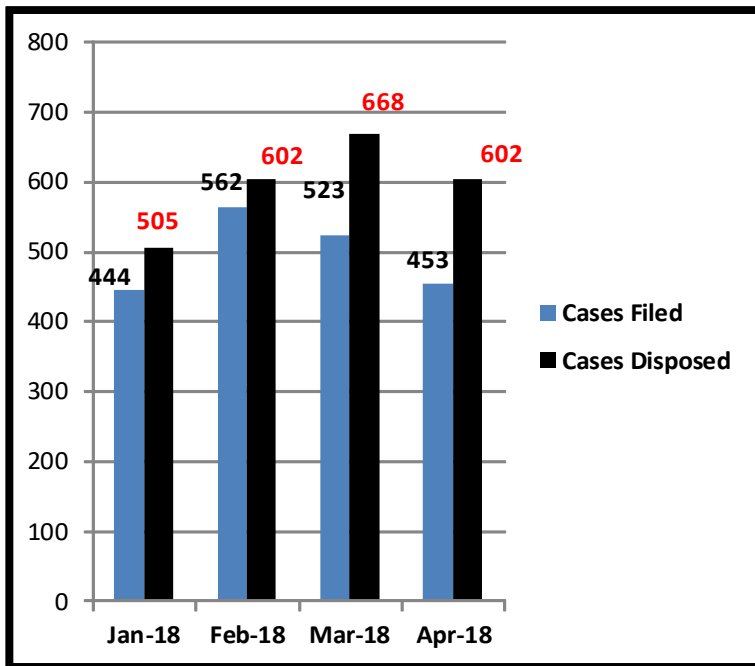


CASE LOAD

Traffic, Criminal and City Ordinances

Total Cases disposed/processed: 602

Total cases filed by officers: 453



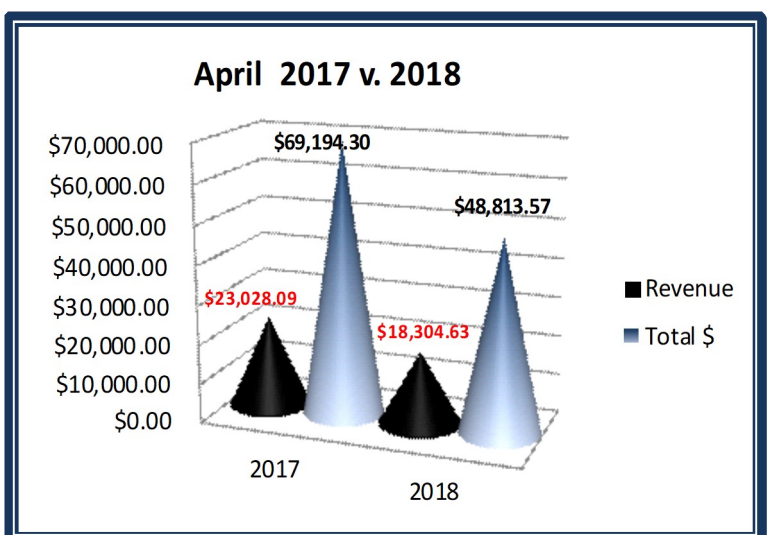
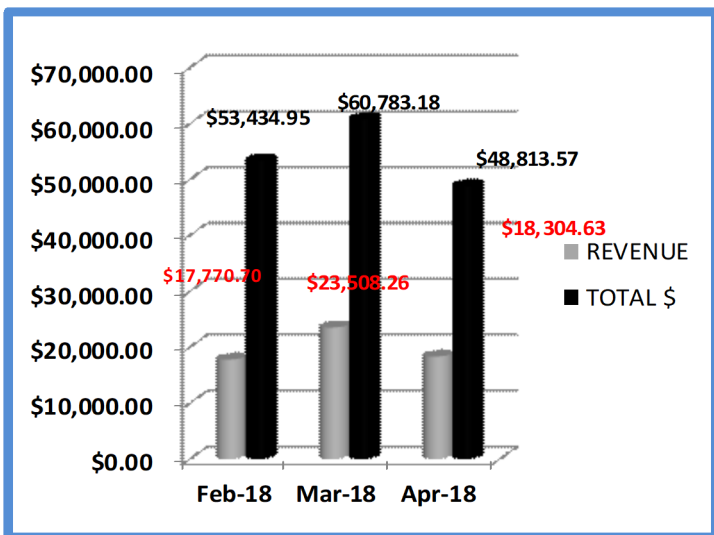
Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	140
Arraignments – # of defendants	147
Arraignments – # of charges	240
Bench Warrants issued	0
Bench Warrants served/processed	18
Search Warrants issued	11

FINANCIALS

Revenue

Total Revenue	\$18,304.63
Sent to State Treasurer	\$25,312.49
Victim Assistance Funds	\$ 3,115.63
Total \$ Collected	\$48,813.30



ACTIVITY

- ♦ Traffic Court was held on April 4th, 11th, 18th and 25th.
- ♦ General Sessions Preliminary Hearings were held on April 6th.
- ♦ Judges training was held on April 21st.
- ♦ DV Court was held on April 12th.
- ♦ Kirsten Pressley attended the MCAA Spring Seminar in Columbia on April 13th.
- ♦ Pretrial Conferences were held on April 5th.



AGENDA
GREER CITY COUNCIL
5/22/2018

Parks and Recreation Activity Report - April 2018

ATTACHMENTS:

Description	Upload Date	Type
□ Parks and Recreation Activity Report April 2018	5/17/2018	Cover Memo

City of Greer Parks & Recreation Department

Monthly Report for April 2018



The 5th Annual International Festival

"Creating Community through People, Parks and Programs"

Department Highlights

- ♦ On April 5, Ann Cunningham and Red Watson, along with the project team from SGA Architecture, attended the PAC meeting at Greer City Hall to review plans for the Center for the Arts renovation project. The Center for the Arts Construction Project is a Design/Build project, and a Request for Qualifications for General Contractors was advertised on April 15. A mandatory pre-submittal meeting for contractors interested in the Center for the Arts renovation was held on April 12, with 13 different companies attending. This process involves city staff, architects and the general contractor working together to finalize design of the facility and park to ensure we are getting the best product for our money. All RFQs were due on April 27. On April 30, the Project Team reviewed and documented the submitted packets from eligible contractors. On May 2, the Project Team will evaluate and rate the contractors and will select contractors to interview.
- ♦ A Kids Planet Master Plan Subcommittee, comprised of city staff and consultants with Alta Planning + Design, was created that visited with children from 6 local elementary schools and gathered input as to what types of playground elements, structures and facilities they would like to have in a renovated site. A Community Drop-In was held in Greer City Hall on April 17 and the public was invited to come and give feedback as to how a new Kids Planet should be designed. Surveys were distributed throughout the city as well as through links on our website and social media. The deadline to complete all surveys is May 4.
- ♦ On April 12, Ann Cunningham, Red Watson, Travis Durham and Brian Wilson participated in a Skype meeting with Kimley-Horn and Associates, Inc, a planning, engineering, and design consulting firm, to review irrigation and landscape designs for the Downtown Streetscape Project.
- ♦ Budget preparations are underway for the department. All department supervisors/coordinators are involved in the process.
- ♦ On April 2, Ann Cunningham and Red Watson toured facilities and reviewed park properties, with South Carolina Parks Recreation and Tourism (SCPRT) staff, that were renovated/purchased with state and federal grant funds.

Department Participation

- ♦ Department staff:
 - Attended planning meetings for Freedom Blast and Greer Family Fest.
 - Participated in the annual Project Pinwheel by placing blue pinwheels in landscaped beds at Greer City Hall, Century Park, Victor Park, and the Needmore Recreation Center. Blue pinwheels are the national symbol for child abuse prevention. The purpose of Project Pinwheel is to celebrate the small things families, neighbors, and community members can do to help keep children safe.

- Participated in Hope Week 2018 during the week of April 2-6 by hosting 2 daily Basketball Camps at the Victor Gym and the Needmore Recreation Center; flower beds were planted at Needmore Recreation Center, Greer City Park and Greer City Stadium; and restrooms were painted at Victor Gym. Community Block Parties were held at Needmore Recreation Center, Victor Gym, and B.P. Edwards Park.
- Attended the second quarter Greer Recreation Association Board meeting held on April 26 at Greer City Hall. Ann Cunningham introduced the new trustee, Amanda Hopper (District 3), to the board.

Division Highlights

Grounds Maintenance

- ◆ Division Staff:
 - Applied new pine straw at Country Club Road Park and new mulch at South Suber Road Park.
 - Built new landscape border rock wall at Century Park.
 - Applied stain and wood sealer to Century Park concession building stairs and deck.
 - Installed new flag pole at the Operations Center.
 - Removed Victor Gym vent insulation panels and installed fan motors.
 - Began removal of ryegrass from South Suber Road Park and Greer City Stadium.
 - Trimmed trees along Trade Street, the Depot parking lot and Greer City Park promenade.
 - Planted annuals at Barnett Bridge.
 - Acquired spring pre-emerge herbicide, fertilizer and fire ant prevention application from Wilson and Associates.
 - Continued to prepare athletic facilities for games and practices.
 - Continued to maintain parks and facilities on a rotational basis.

Athletics:

- ◆ FSCG Academy soccer was facilitated at South Suber Road Park and Greer City Stadium. Academy teams compete Monday, Tuesday, Thursday, and Saturday at Greer City Stadium, South Suber Road Park, and various facilities throughout the state and southeast. These teams will complete their season with State Cup tournaments in May.
- ◆ Recreational soccer practices and games were facilitated at South Suber Road Park for U6, U8, U10, and U12 age divisions. Each team played 10 regular season games.
- ◆ A spring break soccer camp was hosted at Greer City Stadium on April 2, 3 and 5 for kids ages 4-13. The soccer academy director, Anthony "Speedy" Solomon, conducted the camp along with several other members of the U18 boys' academy team. Over 50 kids attended the camp throughout the week.
- ◆ Baseball practices were facilitated at Country Club Road Park, Turner Park, Century Park, and Riverside Middle School. Opening Day ceremonies were held on April 13 at Century Park with all of the baseball and girls' softball teams in attendance. Players participated in a homerun contest during the night and teams were introduced. The Speedy Gregory Coach of the Year was awarded to Will Grugan, who opened the 2018 spring season by throwing out the first pitch. Teams took part in pictures on April 14 along with season opening games.
- ◆ Dixie Girls' Softball 8U, 10U, and 12U practices and games were facilitated at Victor Park. Teams competed against district teams from Woodruff, Byrnes and Dorman at Victor Park and Tyger River Park.
- ◆ Cory Holtzclaw attended the District 1 Dixie Youth Baseball meeting on April 6 at Belton-Honea Path Parks and Recreation. Representatives from throughout the upstate met to discuss the upcoming season and rule changes, and to select district tournament sites.
- ◆ Baseball teams attended GBC Night at Blue Ridge High School on April 10. Players were able to meet players and coaches on the high school team, take the field with them and enjoy a fun night supporting one of the local high schools. This was the second high school game that GBC teams attended as they also supported the Greer High School baseball team in March.

Recreation:

- ◆ On April 24, Ann Cunningham, Red Watson and Justin Miller met with Patrick Wood (Tennis Instructor, City of Greer) and Sam Crossland to discuss planning and future use of courts for shared usage between tennis and pickleball.
- ◆ The Recreation Division continued to facilitate the following programs:
 - Senior Action – Needmore Recreation Center, Mondays-Fridays (200 participants monthly)
 - Piano Performers – Cannon Centre, Mondays (220 participants monthly)
 - Never Alone – Tryon Recreation Center, Tuesdays (80 participants monthly)
 - Cutlery Club – Tryon Recreation Center (20 participants monthly)
 - Artifacts Club – Tryon Recreation Center (74 participants monthly)
 - Pickleball – Victor Gym and Tryon Tennis Courts, Mondays-Thursdays (250 participants monthly)
 - Whole Fitness – Victor Gym (60 participants monthly)
 - Senior Whole Fitness – Victor Gym (20 participants monthly)
 - HAM Radio, Beginner and Intermediate Classes – Victor Gym (104 participants monthly)
 - Creative Advancement After School Program – Victor Gym (280 participants monthly)
 - Needmore After School Program – Needmore Recreation Center (100 participants monthly)
- ◆ SOAR (Seniors Out and ARound)
 - Line Dancing Classes were held on April 4, 11, 18 and 25 with an average attendance of 18 seniors.
 - Bingo was held on April 5 and April 19 with an average of 29 members in attendance.
 - On April 9, 16 SOAR members enjoyed watching "Just Getting Started".
 - Lunch Bunch enjoyed a fantastic lunch at Chicken Salad Chick, on April 13, with 13 seniors attending.
 - The monthly Potluck Luncheon was held, on April 17, with 17 SOAR members attending.
 - SOAR rounded out the month with an annual trip to Strawberry Hill USA on April 27. This was a great trip with 29 seniors attending.
 - The average attendance for the month was 20.
- ◆ Senior Computer classes began on April 5 with 20 seniors attending a three-week course on Thursdays at City Hall. At the conclusion of the three-week course, 20 additional seniors will enroll to complete another three-week course that will carry into the month of May.
- ◆ The Needmore Summer Camp continued accepting applications throughout the month.

Cultural Arts:

- ◆ The artwork of Jennifer Mills, local artist, was hung at Greer City Hall.
- ◆ Robin Byouk, Robbie Davis and Ashlyn Stone met with Cammy Lee at Texas Road House to discuss sponsoring summer events. Robin also met with representatives for Fox Carolina social media and The Greenville Journal about sponsorship partnering.
- ◆ The Greer Cultural Arts Council rented costumes and props to Green Charter School, Tigerville Elementary and Woodmont High School.

Events:

- ◆ The Events Division hosted 56 events, at which nearly 9,200 guests visited the City of Greer Events Center.
- ◆ The Parks and Recreation Department hosted the 5th Annual International Festival on April 14 at Greer City Park. This year was the biggest and most exciting yet with over 5,000 people in attendance. The Greer Cultural Arts Council provided 30 volunteers for 10 craft tables.
- ◆ The Events Division is in the process of planning for the following events:
 - Moonlight Movies on Thursdays from June 7 through July 26 at Greer City Park.
 - Freedom Blast 2018 on June 30 from 6pm-10:30pm at Greer City Park.

Upcoming Events

- ♦ Tall Tale Tuesdays – June-July
- ♦ Moonlight Movies – June 7-July 26 (Thursdays)
- ♦ Needmore & Victor Summer Camps – June 11-August 10
- ♦ Tunes in the Park/Greer Idol – June 15-July 23 (Fridays)
- ♦ Freedom Blast – June 30
- ♦ National Night Out – August 7
- ♦ Camp ARK Performance – August 10-12 and August 17-19
- ♦ Food Truck Rollout – August 17
- ♦ Walk With Your Local Elected Official – August 18
- ♦ Railfest – September 15
- ♦ Artisan Makers Market – September 29
- ♦ Food Truck Rollout – October 19
- ♦ Halloween Hoopla – October 27
- ♦ Walk With Your Local Elected Official – November 10
- ♦ Christmas in Greer Tree Lighting – December 7
- ♦ Breakfast with Santa – December 8
- ♦ Food Truck Rollout – January 18

Current Projects

- ♦ Bicycle Racks for the Downtown Area of Greer – 5 Installed; 12 Racks and Fix-it Stations in Storage Awaiting the City Streetscape Project
- ♦ Center for the Arts Renovation – Phase 2 (Conceptual Design Phase)
- ♦ Kids Planet Master Plan – Alta Planning + Design (Awarded Design Phase)
- ♦ Bankhead Highway Historical Marker for Poinsett and Depot Street Intersection – Received on February 6 – To Be Installed During City Streetscape Project

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development and cultural unity.

Category Number: VII.
Item Number: F.



AGENDA
GREER CITY COUNCIL
5/22/2018

Police Department Activity Report - April 2018

ATTACHMENTS:

Description	Upload Date	Type
□ Police Department Activity Report - April 2018	5/17/2018	Backup Material

GREER POLICE DEPARTMENT

April 2018 Monthly Report



GREER POLICE DEPARTMENT

April 2018 Monthly Report

Command Staff

Chief Hamby

Captain Pressley

Lt. Richardson-

Administrative Division

Lt. Kelley-

Operations Division

Lt. Fortenberry-

Patrol Division

Lt. Varner-

Investigations Division



Community Clean Up
Day in Sunnyside

Lt. Richardson- Administrative Division

Staffing Report

2018 Greer Police Department Staffing Report				
Department	Total Allocated Position	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	60 FT/1 PT	56 FT/0 PT	0	4 FT/1 PT
Dispatch	12 FT/1 PT	12 FT/1 PT	0	0
Detention	6 FT	3 FT	1 FT	2 FT
Administrative	6 FT/1 PT	5 FT/1 PT	1	0
Animal Control	1 FT	1 FT	0	0
Total	85 FT/3 PT	77 FT/2 PT	2 FT	6 FT/1 PT

Volunteer Hours

Citizens Academy Volunteer Hours												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total	71.25	7	95.25	66.5								
Total YTD	71.25	78.25	173.50	240								

Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2018	9	136	40	700
Feb. 2018	8	133	41	1031
Mar. 2018	5	169	16	958
Apr. 2018	5	87	18	456
Total YTD	27	525	115	3,145

Lt. Richardson- Administrative Division

Community Engagement



Victor Community Meeting

Lt. Kelley- Operations Division

Communications Center

Dispatch and Call Frequency	Mar-18	Apr-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of 911 Calls	1,300	1,200	-7.7%	5,261	4,812	-8.5%
Incoming 7-Digit Line Calls	5,508	5,090	-7.6%	20,580	20,933	1.7%
Police Calls for Service	2,941	2,680	-8.9%	8,655	10,774	24.5%
Fire Calls for Service	300	293	-2.3%	1,124	1,238	10.1%
Total Dispatched Calls	3,241	2,973	-8.3%	9,779	12,012	22.8%

Detention Center

Inmate and Process Total	Mar-18	Apr-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of Adults Processed	155	148	-4.5%	556	575	3.4%
Transported to Greenville	46	53	15.2%	191	184	-3.7%
Transported to Spartanburg	24	24	0.0%	78	99	26.9%
Juveniles Processed	1	3	200.0%	20	8	-60.0%
Hours Covered by Patrol	60	88	46.7%	204	172	-15.7%

Lt. Kelley- Operations Division

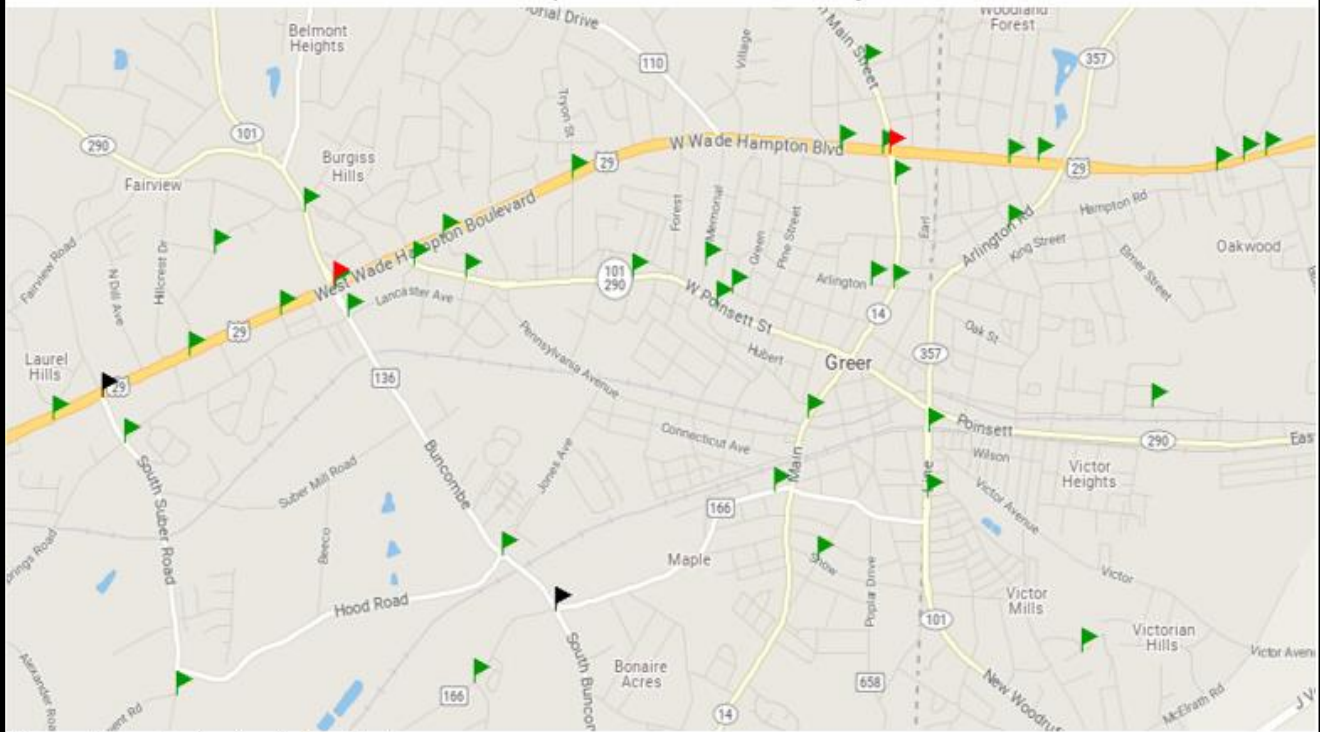
Animal Control Services

Animal Control Activity	March 2018	April 2018	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change From Previous Year
Calls for Service	178	152	-14.6%	663	711	13.4%
Live Dogs Picked Up	13	13	0.0%	29	51	81.0%
Live Cats Picked Up	4	1	-75.0%	28	20	-17.4%
Traps Delivered	3	6	100.0%	24	21	-16.7%
Follow Up Calls	13	11	-15.4%	53	52	10.8%
Citations Issued	0	0	0.0%	3	0	0.0%

Lt. Fortenberry- Patrol Division

Police Patrol Activity	March-18	April-18	% Change	Last YTD	YTD	% Change
Citations issued	436	333	-23.62%	2062	1568	-23.96%
Arrests	151	162	7.28%	592	580	-2.03%
Incident Reports	371	333	-10.24%	1187	1322	11.37%
Collision Reports	149	125	-16.11%	458	532	16.16%
Warning Citations	354	340	-3.95%	1172	1308	11.60%
Patrol Miles	33476	33075	-1.20%	131647	134303	2.02%
Warrants Served	106	143	34.91%	567	511	-9.88%

April Collisions on Roadways



Green Flags indicates 1-2 collisions.
 Black Flags indicates 2-4 collisions.
 Red Flags indicates 5 or more collisions.

Lt. Fortenberry- Patrol Division

Area Assignments

Area 1

- **Target Plaza:** In April, officers responded to fifty calls for service in the Target Plaza, thirty-six of which were proactive in nature. There were twelve property crimes in this area and twelve arrests made.
- **Piedmont Marketplace:** Piedmont Marketplace is another shoplifting hot spot with Kohl's and Tractor Supply in the plaza. There were twenty-three calls for service at this location, twenty of those being proactive in nature. A significant arrest was made this month at Tractor Supply. Officers responded to an alarm call and while on scene they observed a vehicle drive from the side of the building with a trailer. A fence was found to be cut, some burglary tools were located where the vehicle was first seen, and the trailer on the vehicle was found to be stolen from another Tractor Supply in Easley. Several felony charges were made against two individuals.
- **QuickTrip:** QuickTrip had seventeen total calls for service in April, thirteen of which were proactive in nature, compared to twenty-eight total calls for service in March with fourteen proactive calls. Area 1 officers, in particular, night shift officers, will have to continue to be proactive since the summer months see a larger group of teenagers hanging out in the parking lot.
- **Trespassing on W. Wade Hampton Blvd:** Trespassing at the businesses on US 29 has reduced significantly over the last several months. The Lowe's Home Improvement parking lot has several trucks parking there at night with people hanging out. There have not been any complaints from Lowe's about this. A manager at Starbucks has mentioned that there is a lot of trash being left in their parking lot and that they are going to hire someone to clean the lot. The manager did speak with several people about the issues and asked that we continue to monitor their lot for trespassers after the business closes at night.
- **Shoplifting Reduction Meeting:** On April 25th, Sgt. Sharratta and Cpl. Keller held a meeting with Loss Prevention officers from Wal-Mart, Target, Kohl's, and Lowe's about shoplifting. The meeting covered the state statute for shoplifting, how to build good cases, juvenile and adult prosecution procedures, and ways to communicate with each other about shoplifting subjects.

Area 2

- **Walmart Area Traffic Enforcement:** This project focused on conducting traffic enforcement in the area around Walmart in an effort to reduce shoplifting cases during peak times through officer presence. Officers conducted a number of traffic stops in the area, including Hampton Rd., Lorla St., and E. Wade Hampton Blvd. A majority of the offenses were for speeding violations. Most of the traffic enforcement occurred during the peak times for criminal calls for service at Walmart. While we did not see a reduction in shoplifting at Walmart this month, we will continue this project and hope that it begins to reduce the overall calls for service at Walmart.
- **Northgate Manor:** In April, officers continued to conduct extra patrols at Northgate Manor. In April, there were only seventeen calls for service at Northgate, fifteen of which were extra patrols. The other two calls for service were an unfounded disturbance call and a warrant service. It seems that our efforts have positively impacted this housing complex and greatly reduced calls for service. For the time being, this project is closed.

Lt. Fortenberry- Patrol Division

- **Coffee with a Cop:** Cpl. Wilson organized a “Coffee with a Cop” event at Barista Alley on April 21st from 0900-1100 hours. This is a national event that seeks to bring police officers and community members that we serve together over coffee to discuss issues and learn more about each other. There were thirty to forty people that attended this event.
- **Sunnyside Stakeholders Meeting:** On April 30th, Sgt. Ferrell and Cpl. Wilson attended a Sunnyside Stakeholders meeting at the police department that was organized by Sgt. Smith. Prior projects conducted in the area were discussed as well as future projects. The stakeholders in attendance complimented our efforts and had very positive things to say about a stronger police presence in Sunnyside. In addition, we discussed the construction of new homes that is taking place in Sunnyside in an effort to revitalize the neighborhood.

Area 3

- **Beverly Apartments:** Last month, Beverly Apartments had a huge increase in Criminal Call for Service (CFS). Officers began working with management and the eviction process was started on two apartments. A strong armed robbery of a pizza delivery worker in the complex prompted Area 3 officers to conduct some directed patrol in the area to reduce calls for service at this location. A public safety checkpoint was also conducted in the immediate area that resulted in arrests being made for drug possession and for having active warrants. A stolen firearm was also recovered.
- **Lismore Park:** The Lismore Park area has generated eighteen total calls for service for this period and one incident report. Of those eighteen calls, seventeen were proactive in nature and one involved a verbal dispute. Officer Chambers routinely conducts foot patrol in this area and other Area 3 officers have increased their extra patrols in the neighborhood and have conducted traffic enforcement on Suber Road in front of the entrances to Lismore Park.

Area 4

- **Victor Mill Community:** On April 16th, a community meeting was held at Victor United Methodist Church. During the meeting, a resident in the area requested that a neighborhood cleanup day be made in partnership with the police department. Officer Cooper has also initiated a SARA project in this community in reference to the poor lighting in the neighborhood and the propensity for crime in that area. Several other area officers have conducted extra patrols in the area to find streetlights that are not operating and a list of those were turned in to CPW.
- **Future Plans:** It has been noted that there has been a slight increase in calls in the Drummond Village area. There have been multiple calls for fights/assaults, shots fired, larcenies, and numerous community related calls. Officers plan to conduct extra patrols in the area in an attempt to identify the people in the area who are causing the issues.

Lt. Fortenberry- Patrol Division

Patrol Community Engagement



Fist Bump Friday- Abner
Creek Elementary



Coffee with a Cop-
Barista Alley



Snow Street- Call for
Service



Public Safety Checkpoint



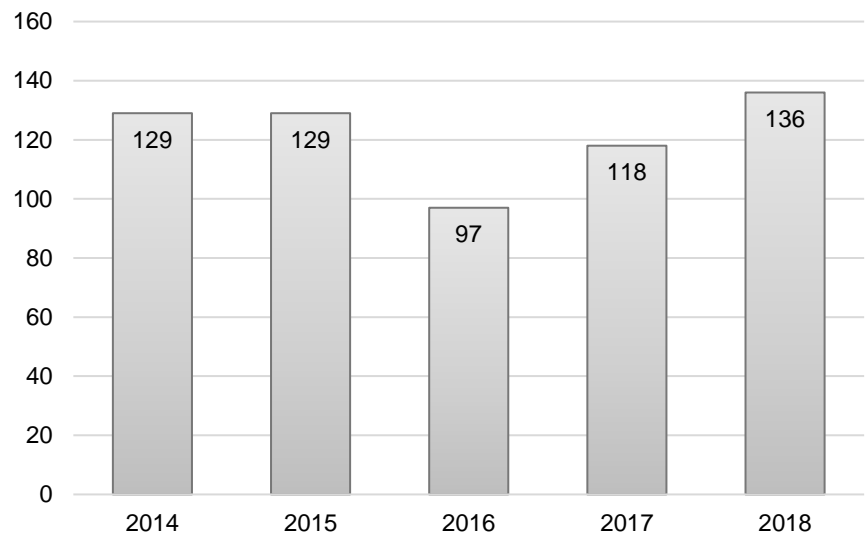
Sunnyside Cleanup- Area
2 Project

Lt. Varner- Investigations Division

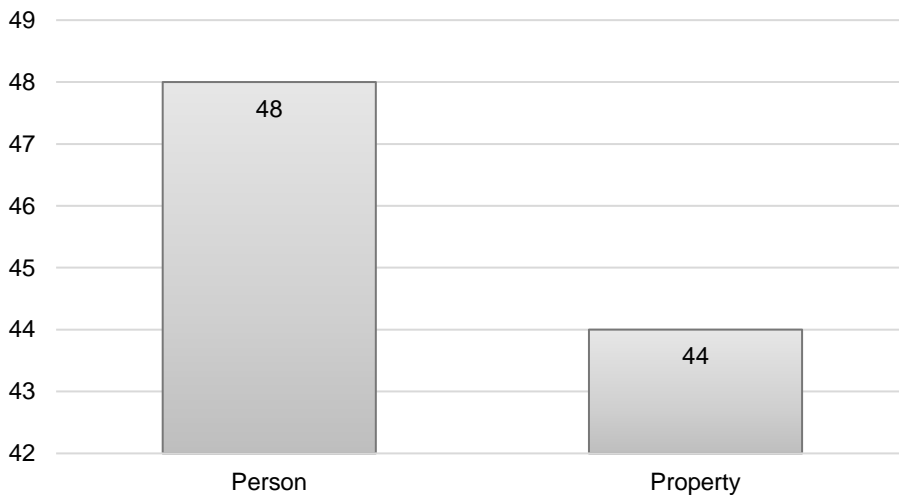
Cases Assigned YTD

There were a total of 35 new cases assigned to CID in April 2018. This brings the total number of cases assigned this year to 136, which is the highest number of assigned cases YTD in the past 5 years. The average number of cases assigned through March in the past five years is 122. 9% more cases have been assigned in 2018 than the average for the past five years.

CID Assigned Cases Year to Date - April 2018



CID Closed Cases - Year to Date 2018 (Admin, Ex-Clear, No Status, Unfounded, Arrest)

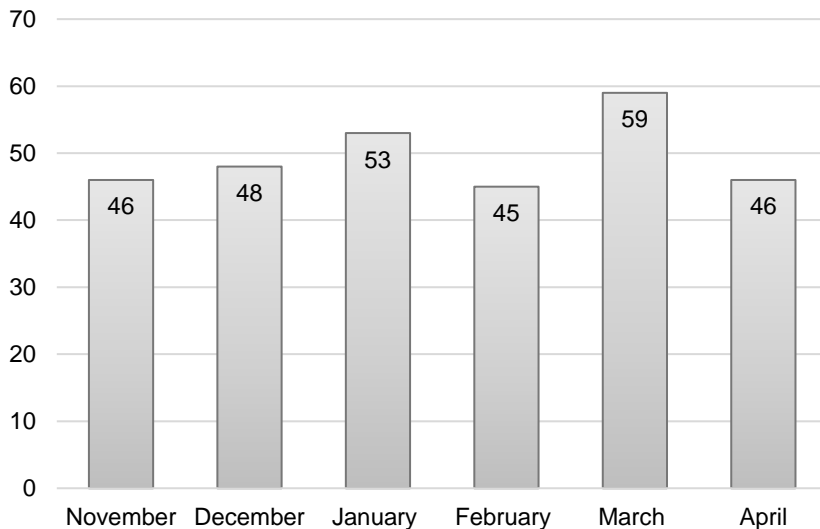


Closed Cases YTD

The chart represents the total number of cases CID has closed in 2018, broken down by crimes against persons and property crimes. CID has closed a total of 92 cases in 2018, which is 71% of the total cases assigned.

Lt. Varner- Investigations Division

New VA Cases
April 2018



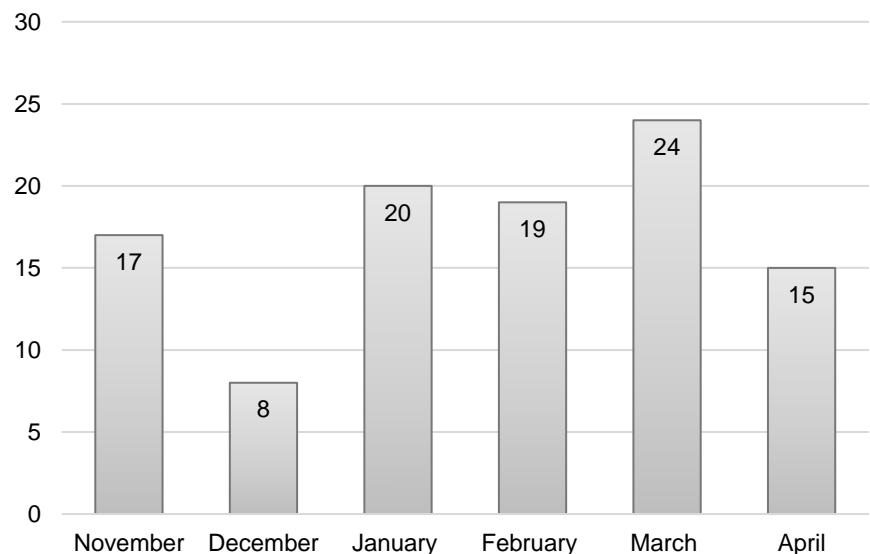
New Victim Advocate Cases

The number of new victim advocate cases in April decreased significantly since March. 46 is slightly lower than the six-month average of 50 new cases assigned. Interim VA Chandler is handling all new cases and maintaining previously assigned cases while VA Weibel is on leave.

Crime Analyst Cases Worked

Crime Analyst Ellis spent a great deal of time in April working on officer requests for data to support community-oriented projects. Additionally, she worked 15 cases to assist both our officers and other law enforcement jurisdictions.

Crime Analysis - Cases Worked April 2018



Lt. Varner- Investigations Division

Vice/Narcotics Activity for April 2018

Arrests: 9 adults

Undercover Operations: 4

Agency Assists: 2

Firearms Seized: 1

Money Forfeited: \$482

Search Warrants Executed: 5

Notable Events/Cases:

Community Complaint: 107 Forest St. (Liquor House)

Due to multiple community complaints of a liquor house operating at 107 Forest St. in the Needmore Community, Vice did a trash recovery operation in an effort to solidify PC for a search warrant of the address. The trash recovery yielded evidence of alcohol sales. That evidence, combined with other articulable facts, led to the acquisition of a SW. On 04/25, the search warrant was executed. During a search of the house, evidence of unlawful alcohol sales were seized to include hundreds of alcohol containers, serving equipment, records of sales, and a stocked cash register. The homeowner, Horace Glenn, admitted to selling alcohol without a license and he was issued a citation for operating a business without a license.

██████████: Two undercover buys from ██████████ led to the acquisition of arrest warrants. Vice located ██████████ and arrested him on the active warrants. Search incident to arrest yielded a loaded firearm, 28 grams of powder cocaine, 5 grams of crack cocaine, and schedule II pills. Dodd consensually forfeited \$315 and was charged with: *Trafficking Cocaine 3rd*, *PWID Crack 3rd*, *Distribution of Crack 3rd*, *Possession of Schedule II 3rd*, and *Possession of a Weapon During a Violent Crime, and Unlawful Carry of a Pistol*. This is a significant arrest for Area ██████████ and the ██████████. ██████████ is still in ██████████ under no bond.



Lt. Varner- Investigations Division

CID TRAINING/OTHER

- CID was “called out” a total of 25.5 hours.
- Investigators spent a total of 17 hours in court.
- Det. Bash attended a one-week Sniper class in Michigan.
- Det. Hemric served as a guest driving instructor for a week at SCCJA.
- VA Chandler went to a Victim’s conference in Columbia and became a fully certified victim advocate in the State of SC.

Category Number: VII.
Item Number: G.



AGENDA
GREER CITY COUNCIL
5/22/2018

Public Services Activity Report - April 2018

ATTACHMENTS:

Description	Upload Date	Type
□ Public Services Activity Report Apr D 2018	5/17/2018	Exhibit



TO: ED DRIGGERS, CITY ADMINISTRATOR
TAMMY DUNCAN, CITY CLERK

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR APRIL 2018

DATE: MAY 16, 2018

The Public Services Department submits the following activity for April 2018.
The Garbage Landfill section has been updated.

GARBAGE LANDFILLED

APRIL

(SPARTANBURG 425.29 Tons – GREENVILLE 590.91 Tons)

GRAND TOTAL (Both Cnty's) 1016.20Tons

Running Totals to date:

Spartanburg 4,395.51 Tons - Greenville 5,059.41 Tons

Total both Cnty's **9,454.92 Tons**

CARTS DELIVERED

NEW HOME CARTS: 30 REPLACEMENT CARTS: 16

RECYCLE BINS: 51 CART REPAIRED: 24

YARD WASTE CARTS: 2 LEGAL EXTRA CARTS: 1



Recycle Center

RECYCLING CURB

Total Collected Center **14.06 Tons**

Total Collected Curbside: **48.24 Tons**

Total Collected Curbside & Center: 62.30 Tons

VEHICLE MAINTENANCE SHOP

FULL SERVICE OIL/FILTER: **16** MISCELLANEOUS JOBS: **39**

TIRES REPLACED: **14** ROAD CALLS: **1**

TIRES REPAIRED: **1** BRAKE JOBS: **2**

MAJOR REPAIRS: **9** MINOR REPAIRS: **25**

BATTERIES REPLACED: **2** ROTORS TURNED: **2**

Public Service Crew

Public Service crew hauled 2 loads of construction material to the landfill. Hauled 3 loads of E-Waste to the landfill. Cut a tree, and removed it from the street at Mount Vernon, on overtime using two employees. Replaced 254 feet of sidewalk on Trade Street. Skipper, and 3 employees worked on Saturday April 28th for the Spring Cleanup Day. We also cleaned up the downtown area for the Family Fest.

Storm Drains and Catch Basins

**Ran camera threw drain lines on Snow Street with the camera van.
Jetted storm drain lines on Snow Street, Palmer Street, and Mount Vernon Circle.
Also cleaned the leaves and debris off numerous storm grates around the city due to pollen tags falling, and large amounts of rain.**

Street Sweeper

We ran the street sweeper 17 days on the city streets, and curb lines to clean leaves, and debris from the streets, and then hauled the street sweepings to the landfill.

Green Carts & Recycle Bins

Replaced, and, or repaired 71 green carts, and delivered 21 recycle bins.

Signs

Repaired, or replaced 5 street signs, 1 advanced R/R crossing sign, and 2 speed limit signs.

POTHOLES

Patched several potholes in the following locations in April, 11th Street, Brushy Creek Road, West Phillips, Westmoreland, Snow Street, Bobo Street, and Carey.

Grass Cutting, and Weed Spraying

Cut the grass in the cemetery's, cut grass at the old shop, 315 Buncombe Street, the OC Building, 446 Pennsylvania Ave, and the down town area. We sprayed the weeds on Wood Street, Jackson Street, Marion Street, Green Street, Harris Street, Hampton Road, 12th Street, and 25th Street.

Bushog & Right- of –Way Cutbacks

Ran both bushogs on the city right of ways throughout the city for 18 days.
Cut back overgrowth near the approach of the Rail Road Crossing on School St.
Also cut back overhanging branches on Stop Sign right of ways throughout the city.

CITY BUILDING, AND CUSTODIAL MAINTENANCE

Our crew cleaned the city buildings daily along with other task. They also changed out light bulbs as needed, in all city buildings, such as Police, and Courts, as well as City Hall. Along with making any repairs needed in all city buildings, such as the following.

Replaced light fixtures, florescent bulbs, and ballast at the Greer Relief.

Repaired the roof at the Museum.

Repaired the vanity on the 3rd floor of City Hall.

Replaced ballast, and bulbs at the Cannon Centre.

Replaced the exit light at the Museum.

Replaced the wall pack light at the Victor Gym.

Oversaw the contractor that covered the parapet walls with metal flashing to stop water leaks, at the Cannon Centre.

Oversaw the plumbing contractor doing the plumbing prep work for the new kennel.

Oversaw the installion of the grading, and concrete pad as it was installed for the new kennel.

Oversaw the setup of the new kennel, after it was delivered.

Oversaw the conduit being installed for fiber optics at the kennel.

Category Number: VII.
Item Number: H.



AGENDA
GREER CITY COUNCIL
5/22/2018

Website Activity Report - April 2018

ATTACHMENTS:

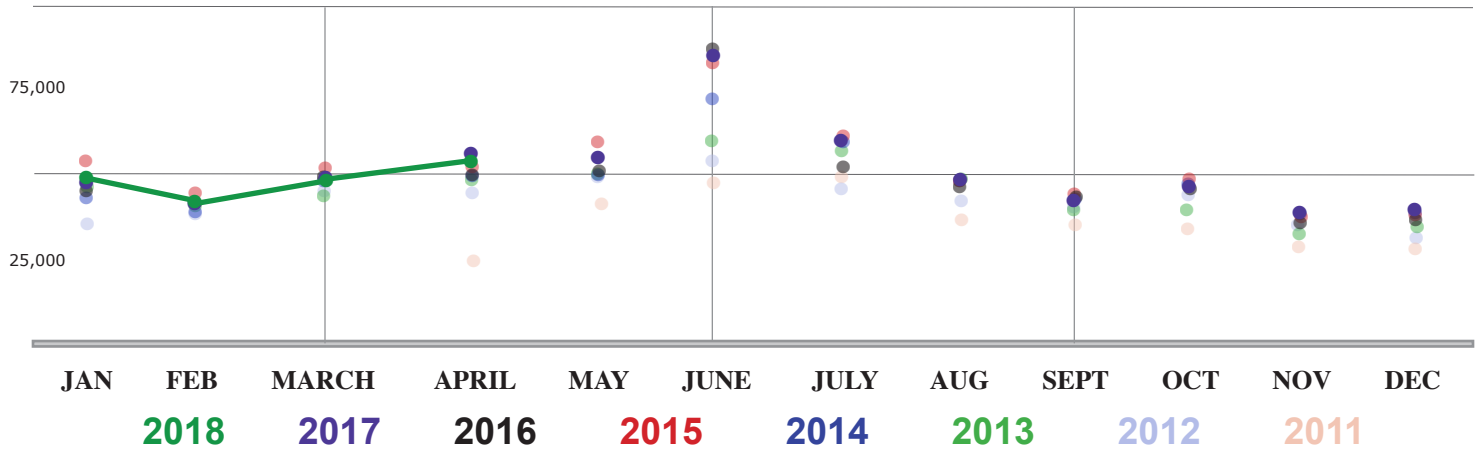
Description	Upload Date	Type
□ Website Activity Report - April 2018	5/17/2018	Backup Material



City of Greer Website

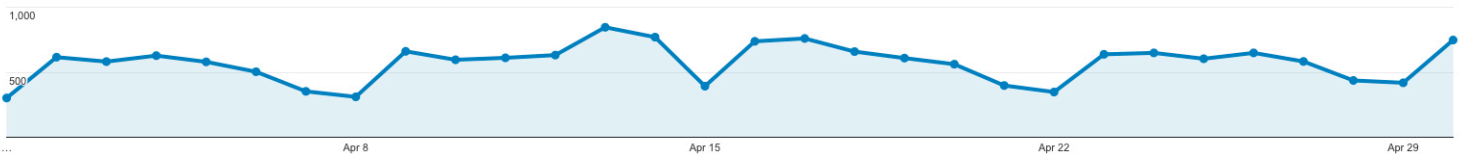
April 2018 Monthly Report

Total Page Views by Month



Daily sessions at www.cityofgreer.org

April 1-30, 2018



Visitors to www.cityofgreer.org

Total Sessions: 19,296 from 54 countries
New Visitors: 11,471 (74.8 %)
Returning Visitors: 3,870 (25.2 %)

Traffic Sources

Search Engines 75.3 %
Direct Traffic: 12.5 %
Social/Other: 12.2 %

Retention

Monthly Page Views: 52,514
Avg Pages per Session: 2.72
Average Time per Session: 1 minute, 53 seconds

Most Viewed Pages

1. Home
2. Job Openings
3. Youth Baseball
4. Police Department
5. Parks and Recreation
6. Upcoming Events
7. Quick Links
8. Events Center
9. Youth Sports
10. Rental Facilities

Mobile Site Statistics

Total Sessions: 1,946 from 16 countries
Monthly Page Views: 9,893
Call Clicks: 22
Map Clicks: 28

Category Number: IX.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/22/2018

Second and Final Reading of Ordinance Number 13-2018

Summary:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN
THE CITY OF GREER (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 13-2018	5/18/2018	Ordinance
☐ Ord 13-2018 Exhibit A Agreement	5/18/2018	Exhibit

ORDINANCE NUMBER 13-2018

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer owns certain real property identified as a 0.08-acre tract at the corner of Wade Hampton Boulevard and Poinsett Street, and identified as Tax Map No. T017010400500 within the city limits of Greer, County of Greenville (hereinafter “Property”); and,

WHEREAS, the City of Greer received its interest in the property by way of a deed dated August 1, 2016, and recorded August 11, 2016, in the Greenville County Register of Deeds Office in Deed Book 2493 at Page 5737; and,

WHEREAS, the City is desirous to convey a portion of the Property to SC Greer Poinsett, LLC according to the terms of an Agreement for the Sale of Property attached hereto as Exhibit “A,” the contents of which are incorporated herein as if set forth fully (hereinafter “Agreement”); and,

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey the Property according to the terms of the Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver a deed to convey any and all interest the City may have in the Property as set forth in the Agreement.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: April 24, 2018

Second Reading: May 8, 2018

Approved as to form:

Daniel R. Hughes, Esquire
City Attorney

ALL PARTIES ACKNOWLEDGE THAT PHILIP J. WILSON, W. NEIL WILSON AND JOHN C. JAMISON ARE LICENSED REAL ESTATE AGENTS AND/OR BROKERS IN THE STATE OF SOUTH CAROLINA AND ARE MEMBERS OF REALTYLINK INVESTMENTS, LLC.

AGREEMENT FOR SALE OF PROPERTY

THIS AGREEMENT (the "Agreement") made and entered into by and between **City of Greer** (hereinafter called "Seller") and **SC Greer Poinsett, LLC** and or assigns (hereinafter called "Purchaser") as of the Effective Date ("Effective Date").

WITNESSETH:

WHEREAS, Seller is desirous of selling certain property and Purchaser is desirous of acquiring Property.

NOW, THEREFORE, for and in consideration of the sum of Five Thousand and no/100 (\$5,000.00) Dollars (hereinafter referred to as "the Earnest Money") paid by Purchaser, either in cash or in the form of an Irrevocable Letter of Credit made payable to Seller, to be held by Graybill, Lansche & Vinzani, LLC ("the Escrow Agent") and delivered to the Escrow Agent within Five (5) business days of all parties executing this Agreement and the mutual agreements between the parties contained herein, and other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

AGREEMENT TO SELL AND BUY

1.01 Seller agrees to sell and Purchaser agrees to purchase said Property located at the intersection of Wade Hampton Boulevard and Poinsett Street, in the City of Greer, State of South Carolina (hereinafter called the "Property"), being a portion of two separate parcels, the total of which shall be approximately 0.04 Acres, being outlined as shown on the attached **Exhibit A**. This Agreement is subject to the Property containing said acreage, as shown on **Exhibit A**. The exact description to the Property and easements shall be shown on the survey as provided in Section 3.02 below and shall be attached to this Agreement as **Exhibit B**.

1.02 Seller shall convey to Purchaser at closing good, marketable, and insurable fee simple title to the property subject only to (I) property taxes for the year **2018** depending on actual closing of property, which are not yet due and payable, (ii) all plats, covenants, restrictions, governmental requirements, rules and regulations, setback lines, roadways, easements and rights of way of record affecting the Property which are approved by the Purchaser (“Permitted Exceptions”).

1.03 Seller shall convey the Property to the Purchaser at closing, with all required government approvals including commercial zoning.

ARTICLE II PRICE AND PAYMENT

2.01 The purchase price of the Property shall be **Twenty Four Thousand Four Hundred Fifty Eight and no/100 (\$24,458.00)** Dollars. The purchase price shall be paid in cash, certified funds or wire transfer at closing less the Earnest Money Deposit.

ARTICLE III TITLE EXAMINATION & SURVEY

3.01 Purchaser shall have the right to have the title to the Property examined during the Due Diligence Period, and as soon as reasonably possible following the Effective Date, shall cause Escrow Agent to prepare and deliver a current preliminary title commitment on the Property (“Title Commitment”). In the event the results of such examination are not satisfactory to Purchaser, Purchaser shall have a period of thirty (30) days following the receipt of the Title Commitment to notify Seller thereof and Seller shall have ten (10) days after notice thereof in which to correct any objection. If Seller shall fail to correct any such objection within said period to the sole and absolute satisfaction of Purchaser, then Purchaser shall have the option of:

(a) Postponing the Due Diligence Period hereunder for a period of ten (10) days or until such objection is corrected by Seller whichever comes first; or

(b) Declining to accept the Property with such objection, such choice to be exercised by written notice to Seller within ten (10) calendar days following the end of the ten (10) day period set forth above for the correction by Seller of such objection. Should Purchaser decline to purchase the Property as provided for in this paragraph 3.01(b), then Seller shall promptly refund the Earnest Money Deposit and this Agreement will terminate and be of no further force and effect.

Should Purchaser elect to postpone the Due Diligence Period under (a) above and should said objection remain uncorrected for ten (10) days, Purchaser shall have the further choice of option (b) set forth above in this paragraph, such choice to be exercised by written notice to Seller mailed within ten (10) calendar days following the end of such postponement period.

3.02 Purchaser shall at Purchaser's expense have the Property surveyed by a South Carolina registered land surveyor, to provide a survey within the Due Diligence Period. If the survey shows any encroachments on the land herein described, or that there are any easements or roadways on the land, other than public utility easements acceptable to Purchaser, or referred to in this Agreement, written notice to that effect shall be given to Seller and such situation shall be treated in the same manner as title defects as set forth in Section 3.01. Said survey shall include all topographical and utility data, improvements and the adjacent driveways.

3.03 Subdivision/Replatting. If required by the local governmental agency, Seller, at Seller's cost, shall have the Real Estate subdivided or replatted prior to the closing date hereunder.

ARTICLE IV COMMISSIONS

4.01 Purchaser and Seller hereby understand and agree that neither has dealt with any real estate companies relative to this transaction.

ARTICLE V DUE DILIGENCE

5.01. The Purchaser shall have the privilege of entering upon the Property, at Purchaser's sole risk and expense, for the purpose of conducting inspections, examinations and other pre-development activities, including environmental surveys, to determine the suitability of the Property for Purchaser's purposes as a condition of entry onto the Property. Purchaser shall indemnify and hold Seller harmless from the actions of Purchaser or its employees, agents, or representatives in conducting their inspection activities. Purchaser shall not unreasonably disturb the condition of the Property in the course of its inspections activities and shall assure that the condition of the Property at the end of these activities is not changed as a result of them. Seller shall provide to the Purchaser, within ten (10) days from the Effective Date of this Agreement, past documents that Seller may have relating to the property, including but not limited to,

Environmental Studies such as Phase I reports, Surveys (to include CAD files), Site Studies, Civil Engineering Plans, Soil, Compaction and Geotechnical Reports, Wetlands Determination, Title Policies with exception documents, and any additional documents relating to the closing of the property ("Seller Deliveries"). The Purchaser shall have a period of **forty-five (45) days** from the Effective Date of this Agreement to complete its due diligence review of the Property, hereinafter referred to as the "Due Diligence Period", and determine in its sole discretion the suitability of the Property for Purchaser's purposes. Should Purchaser determine during the Due Diligence Period that the Property is unacceptable to Purchaser, for any reason, then Purchaser shall notify Seller and Escrow Agent in writing and Escrow Agent shall promptly refund in full to Purchaser the Earnest Money and all accrued interest and this Agreement shall thereupon be null and void and of no further force and effect. Should Purchaser fail to provide notification during the Due Diligence Period to Seller that the Property is unacceptable, and then the Earnest Money shall become non-refundable except as otherwise provided for in this Agreement.

ARTICLE VI

UTILITIES, GRADING and EASEMENTS

6.01. Seller and Purchaser acknowledge that Seller is selling and Purchaser is purchasing the Property with no representations from Seller that utilities are located at the Property.

ARTICLE VII

CLOSING

7.01 The closing (the "Closing") of this transaction shall take place within thirty (30) days from the expiration of the Due Diligence Period or such other time as Purchaser and Seller agree. Purchaser shall select Graybill, Lansche & Vinzani, LLC, for the loan closing and real estate closing (the "Closing Attorney"). Closing and settlement shall take place at the office of the Closing Attorney, or shall be handled by mail. Escrow Agent shall cause the Earnest Money to be delivered to Closing Attorney in time for disbursement of funds.

7.02 At the Closing, Seller shall assign and/or deliver to Purchasers or Purchaser shall receive:

(a) Quit Claim Deed conveying fee simple title to the Property to Purchaser, or its designee or assignee in form for recording and subject to the matters set forth in Section 1.02 hereof.

(b) Seller and Purchaser shall each deliver to each other proper authority documentation authorizing this Agreement and the transaction contemplated hereby.

(c) Seller shall deliver standard title insurance affidavits as requested by the title company.

(d) All other documents reasonably requested by Purchaser necessary to consummate the transaction contemplated by this Agreement.

(e) This contract is contingent upon city council's approval of the conveyance of this property pursuant to the terms contained herein.

7.03 The Seller shall be responsible for all property taxes, rollback taxes and applicable fees through the date of Closing, and Seller's Attorney's fees. The Seller is exempt from any transfer taxes. Purchaser is responsible for the cost of recording the transfer, Purchaser's Attorney's fees, escrow fees charged by the settlement agent and for cost of purchaser's title examination and insurance.

ARTICLE VIII

DEFAULT

8.01 If said sale is not consummated because of Purchaser's default, the Seller shall be entitled to and shall accept the Earnest Money as full liquidated damages for Purchaser's default and this shall be Seller's sole remedy against Purchaser unless Purchaser has caused any damages relative to its inspections provided for in Paragraph 5.01. If said sale is not consummated because of Seller's default, then Purchaser shall be entitled to the Earnest Money and Seller shall immediately pay to the Purchaser said Earnest Money; provided however, that in addition to return of the Earnest Money, Purchaser shall have any other remedy against Seller available in law or equity including specific performance. Any defaults by Purchaser are not enforceable and no penalties shall be construed during the forty-five (45)-day Due Diligence Period.

ARTICLE IX

MISCELLANEOUS

9.01 This Agreement may not be assigned or transferred in whole or in part without the consent of Seller, except that the prior consent of Seller shall not be required if the assignment is to an affiliate of Purchaser.

9.02 Whenever any notice, demand or request is required or permitted hereunder, such notice, demand or request shall be given in writing and hand delivered in person, sent by facsimile transmission with proof of transmission, registered or certified mail, return receipt requested, reputable overnight delivery service such as Federal Express Company or other reliable, traceable overnight courier, addressed to the parties as follows:

As to Purchaser:

RealtyLink Investments, LLC
Attention: Maude B. Davis
550 S. Main Street, Suite 300
Greenville, SC 29601
Telephone: (864) 263-5422
Facsimile: (864) 232-0160
Email: mdavis@realtylinkdev.com

With Copy to:

Graybill, Lansche & Vinzani, LLC
Attention: Wesley M. Graybill
2721 Devine Street
Columbia, SC 29205
Telephone: (803) 404-5703
Facsimile: (803) 404-5701
Email: wgraybill@glvlawfirm.com

As to Seller:

City of Greer
Attention: Edward R. Driggers, City Administrator
301 E. Poinsett Street
Greer, SC 29651
Telephone: _____
Facsimile: _____
Email: _____

With Copy to:

Duggan & Hughes, LLC
Attn: Daniel R. Hughes, City Attorney
Post Office Box 449, Greer, South Carolina 29650
Telephone: 864-334-2500
Facsimile: 864-879-0149
Email: dhughes@dugganhughes.com

**With Copy to
Escrow Agent:**

Graybill, Lansche & Vinzani, LLC
Attention: Wesley M. Graybill
2721 Devine Street
Columbia, SC 29205
Telephone: (803) 404-5703
Facsimile: (803) 404-5701
Email: wgraybill@glvlawfirm.com

Any notice, demand or request which shall be served upon either of the parties in the manner aforesaid shall be deemed sufficiently given for all hereunder (1) at the time of such notices, demands or requests are hand delivered in person (2) three (3) business days after mailing or one (1) business day after sending by overnight courier or (4) the date of facsimile transmission. At no time shall either party be required to send more than an original and two (2) copies of any designate by written notice to the other party such other person or persons and at such other place or places in the United States as Purchaser or Seller may desire written notices to be delivered or sent in accordance herewith.

9.03 In order to facilitate the marketing of the Property for Buyer's intended use, Seller consents to Buyer's placement of marketing signs along the perimeter of the Property and marketing of the Property using standard methods of providing marketing information, including but not limited to, electronic and internet transmission, provided, however, in the exercise of the rights herein given, neither Buyer nor such other parties shall unreasonably interfere with the use by Seller of the Property, if same is being used.

9.04 [Intentionally Deleted.]

9.05 No amendment to this Agreement shall be binding on any of the parties to this Agreement unless such amendment is in writing and executed by all parties with the same formality as this Agreement is executed.

9.06 Time is of the essence of this Agreement.

9.07 This Agreement constitutes the entire Agreement of the parties hereto and no representation, inducement, promises or agreements, oral or written, between the parties not embodied herein shall be of any force and effect.

9.08 If any term, covenant or condition of this Agreement or the application hereto any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall be unaffected and shall be valid and be enforced to the fullest extent permitted by law.

9.09 This Agreement shall be construed and interpreted under the laws of the State of South Carolina.

9.10 The provisions of this Agreement shall be binding upon and shall inure to the benefit of Purchaser, Seller and their respective heirs, executors, administrators, successors, assigns and the legal representatives of their estates.

9.11 Seller has not placed or caused to be placed upon the Property any hazardous or similar type wastes and Seller has no knowledge of the presence of any hazardous waste nor does Seller, to its knowledge, know of any violation of any environmental laws, rules or regulations affecting the Property.

9.12 Seller affirms that no options or other contracts have been granted or entered into which are still outstanding and which give any other party a right to purchase or lease any interest in the Property or any part thereof.

9.13 The provisions of this Agreement shall survive closing of this transaction.

9.14 This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, but such counterparts together shall constitute but one and the same instrument. Electronically transmitted signatures (via facsimile, pdf file, or otherwise) shall be deemed valid and original signatures.

9.15 The Effective Date of this Agreement shall be the date of the last signature to this Agreement by either party. In the event any of these deadlines set forth in the Agreement falls on a weekend or legal holiday, any obligation for performance by said deadline shall be extended to the next business day.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

SELLER:

CITY OF GREER

Witness

By: _____

Name: Edward R. Driggers

Title: City Administrator

Date: _____

PURCHASER:

SC GREER POINSETT, LLC, a South Carolina
limited liability company

Witness

By: _____

Name: Philip J. Wilson

Title: Manager

Date: 04/09/2018

EXHIBIT A

Page 1 of 2

A portion of the following tracts of land for a 0.04 acre tract:

All that certain piece, parcel, or tract of land, in the County of Greenville, State of South Carolina, being shown as containing 0.07 acres, according to a plat prepared by Sinclair & Associates, Inc., entitled "Surveyed for City of Greer", dated 6/10/16, and recorded in Plat Book 1246, at Page 95, in the ROD Office for Greenville County, South Carolina, reference is hereby made to said plat for a more complete metes and bounds description thereof.

and also a portion of the following property

All that certain piece, parcel, or tract of land, in the County of Greenville, State of South Carolina, being shown as containing 0.01 acres, according to a plat prepared by Sinclair & Associates, Inc., entitled "Surveyed for City of Greer", dated 6/10/16, and recorded in Plat Book 1246 at Page 95, in the ROD Office for Greenville County, South Carolina, reference is hereby made to said plat for a more complete metes and bounds description thereof.

The 0.04 acre tract being more or less as depicted on the site plan as shown on Exhibit A, Page 2
of 2

(Page 2 of 2)

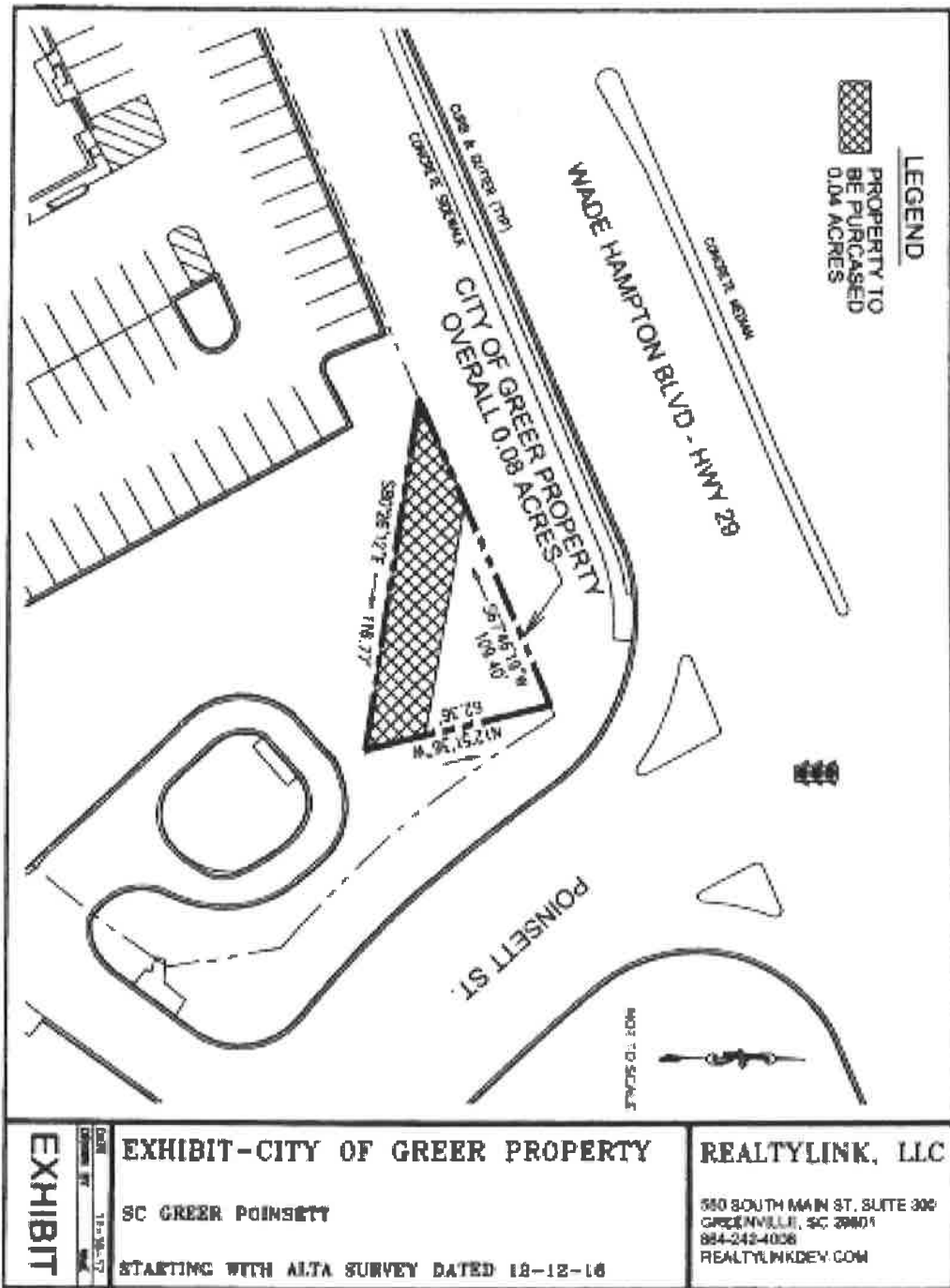


EXHIBIT A

EXHIBIT B

[Survey to be added at later date]

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/22/2018

Request for Quotes - Center for the Arts

Summary:

RFQ results will be presented for the renovation of the Center for the Arts facility and park. Approval is requested to enter into negotiations with the top ranked construction firm to establish a Guaranteed Maximum Price Contract for the project. (Action Required)
Ann Cunningham, Director of Parks and Recreation

ATTACHMENTS:

Description	Upload Date	Type
□ Request for Quotes - Center for the Arts	5/17/2018	Backup Material

CITY OF GREER - RFQ for Center of the Arts**Monday, April 30, 2018 9:00am****CITY OF GREER – Contractor Interviews****Friday, May 18, 2018 8:00am**

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	Sossamon Const.	√			√	
2	Clayton Const.	√			√	
3	Hood Const.	√			√	
4	Mar Const.	√			√	
5	Spratlin & Son	√			√	
6	Harper Const.	√			√	
7	Hogan Const.	√			√	
8						

Highlighted numbers were selected for contractor interviews

Category Number: X.
Item Number: B.



AGENDA
GREER CITY COUNCIL
5/22/2018

First Reading of Ordinance Number 15-2018

Summary:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY IN
THE CITY OF GREER (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 15-2018	5/17/2018	Ordinance
☐ Ord 15-2018 Exhibit A Agreement	5/17/2018	Exhibit
☐ Ord 15-2018 Plat	5/17/2018	Backup Material

ORDINANCE NUMBER 15-2018

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer owns certain real property identified as a 9.30-acre tract of land on Biblebrook Drive and Palmetto Valley Drive known as “Ozella’s Ridge” and identified as Tax Map No. 5-13-00-002.06 within the city limits of Greer, County of Spartanburg (hereinafter “Property”).

WHEREAS, the City of Greer received its interest in the property by way of a deed dated January 31, 2011, and recorded February 11, 2011 in the Spartanburg County Register of Deeds Office, in Deed Book 97-V at Page 494.

WHEREAS, the previous owner of the Property failed to complete development of the Property as a residential subdivision.

WHEREAS, the City is desirous to convey the Property to a new developer who will build homes and finish the roads in the subdivision.

WHEREAS, the development of the Property will generate tax revenue for the City of Greer and increase the property values of surrounding properties.

WHEREAS, the City of Greer is desirous to convey the property to Crown Properties, LLC according to the terms of the contract attached hereto as Exhibit “A,” the contents of which are incorporated herein as if set forth fully.

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey the property to Crown Properties, LLC according to the terms of the contract dated March 23, 2018 and attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver deeds to convey any and all interest the City may have in the Property as set forth in the attached contract.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: May 22, 2018

Second Reading: _____

Approved as to form: _____

Daniel R. Hughes, Esquire
City Attorney

STATE OF SOUTH CAROLINA)
) CONTRACT FOR SALE AND PURCHASE OF
COUNTY OF GREENVILLE) COMMERCIAL REAL ESTATE

THIS DEVELOPMENT AGREEMENT AND CONTRACT is made and entered into as of this 23 day of March, 2018, by and between City of Greer, South Carolina, whose address is 301 East Poinsett Street, Greer, South Carolina 29651, (hereinafter referred to as "Seller"), and Crown Properties, LLC, whose address is 4113 E. North Street, Greenville, SC 29615, (hereinafter referred to as "Purchaser"). The "Effective Date" of this Contract shall be that date of the last signature to the contract.

WITNESSETH:

WHEREAS, Seller is the owner of certain land identified as a 9.30 acre tract of land located on Biblebrook Road known as "Ozella's Ridge" and identified as Tax Map No. 5-13-00-002.06 within the city limits of Greer, County of Spartanburg (hereinafter "Property"); and,

WHEREAS, in order to facilitate the residential development of the Property, Seller has agreed to convey the Property to Purchaser as provided for herein; and,

NOW, THEREFORE, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Purchase Price and Terms. The Seller agrees to convey the real property and any improvements thereto (hereinafter described as the “Property”) for a purchase price of One Hundred Fifty Thousand and no/100ths Dollars (\$150,000.00), plus Purchaser’s closing costs, to be paid by certified funds at closing.

2. Real Property. This contract covers the real estate described on the attached "Exhibit A".

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

3. Deed, Encumbrances, and Access. The Seller will convey title to the Property described hereinabove to the Purchaser by a Non-Warranty Deed, subject only to the exceptions described on any exhibit hereto, or as set forth hereinafter, collectively referred to as the "Permitted Title Exceptions", in substantially the form attached hereto as Exhibit C. Any discrepancy between the description of the Property in the deed from Seller's immediate grantor and in the Survey shall be quitclaimed by Seller, subject to the "Permitted Title Exceptions". The Purchaser agrees to accept the Property subject to existing zoning and building or health ordinances, laws and regulations. Seller represents that, to the best of its knowledge, there is legal ingress and egress to the Property by way of a public roadway.

4. Survey. This Contract is contingent upon Purchaser acquiring, within thirty (30) days of the Effective Date, at its expense, a subdivision plat of the Property in recordable form

and prepared by a registered South Carolina Land Surveyor. The plat shall indicate the exact total acreage and square footage of the Property, the boundaries, dimensions and location of which shall be subject to the approval of Seller, which shall not be unreasonably withheld or delayed.

5. Title Insurance. Seller agrees that Purchaser must be able to obtain a current title commitment from a national title insurance company to insure good and marketable fee simple title, free and clear of all liens and encumbrances with the exception of the Permitted Title Exceptions. Purchaser shall obtain said title commitment within thirty (30) days of the Effective Date. Seller shall furnish the title insurance company with such affidavits and other documentation as the title insurance company shall reasonably require for the purpose of eliminating the so-called "standard exceptions" from the title insurance policy.

6. Proration. All assessments, property taxes and rents on the Property shall be prorated as of the date of final closing. There are no special assessments presently levied against the Property. For the purposes of prorations, a 365-day calendar day period will be used in making calculations. Tax prorations pursuant to this Contract will be based on the taxes of record for the current year if known, or if unknown, then based upon the prior year's taxes. No adjustments to prorations shall be made after closing.

7. Purchaser's Default. If the Purchaser shall be in default under this Contract and such default shall continue for a period of ten (10) days after written notice to Purchaser, then Seller may declare this Agreement terminated, in which event Purchaser shall pay all title charges incurred, including attorney fees, and thereafter the parties shall be released from any further obligations hereunder.

8. Seller's Default. Upon default of the Seller, the Purchaser may elect to terminate this Agreement. In the event Seller defaults and Purchaser elects to terminate this Agreement, Purchaser shall be reimbursed by the Seller for all actual costs incurred in connection with this Agreement.

9. Purchaser's Due Diligence. Seller shall grant the Purchaser time to inspect the Property in order to determine its suitability for Purchaser's intended use, including any environmental testing. The commencement date for the Due Diligence Period ("Due Diligence Period") shall be the Effective Date. Seller will exercise reasonable efforts to facilitate the inspection of the Property by Purchaser. The Due Diligence Period extends forty five (45) days from the Effective Date. If it is determined within the Due Diligence Period that the Property is not reasonably suitable for Purchaser's intended use, then Purchaser may terminate this Contract provided that notice of such termination is given prior to the expiration of the Due Diligence Period.

10. Inspection. Seller shall allow Purchaser, its agents or representatives, the reasonable right to enter upon the Property for the purpose of inspecting, examining, testing, studying, and surveying the subject Property. Purchaser shall not unreasonably interfere with any uses or tenancies of the subject Property. In the event that Purchaser shall terminate this contract as provided herein, Purchaser shall restore any damage to the subject Property caused by such inspections, examinations, tests, borings or surveys at its own expense. Purchaser agrees to

indemnify and save harmless the Seller from any loss or injury to person or property occurring with respect to Purchaser's entry upon the subject Property, which loss or injury is caused by the Purchaser, its agents or representatives.

11. Closing and Possession. The closing shall take place on a date specified by Purchaser, and by the closing attorney of Purchaser's choice, which date shall be not later than fifteen (15) days from the end of the Due Diligence Period set forth in paragraph 9.

12. The Property is to remain in its current physical condition until any closing or conveyance contemplated herein. Until closing or conveyance, Seller shall not, without the prior written consent of Purchaser, cause any cleaning, cutting, logging, plant or tree removal, landscaping, grading or any activity on the subject Property whatsoever which would in any way affect the topography and flora and fauna located on said Property. Seller makes no representations or warranties as to the condition of the Property, and Purchaser, subject to its rights under Paragraph 10, agrees to accept the Property in "as is" condition.

13. Representations of Seller. The Seller represents and warrants to Purchaser, and (where applicable) Purchaser acknowledges the following:

a. At the time of closing or conveyance, Seller shall have title to the Property. Purchaser acknowledges it is purchasing the Property "AS IS" as of the Effective Date and the Closing Date, and not on the basis of representations made by Seller (or anyone claiming to act on Seller's behalf) either expressed or implied other than as set forth or provided for herein. Seller hereby represents to Purchaser except as set forth to the contrary herein or on any exhibit hereto, which representations shall be deemed made by the Seller to Purchaser also as of the Closing Date, defined herein, as follows:

At the Closing, defined herein, Seller will have and will convey by Non-Warranty Deed in recordable form to Purchaser title to the Property, and any discrepancy between the description of the Property in the deed from Seller's immediate grantor and in the Survey shall be quitclaimed by Seller, subject to the "Permitted Title Exceptions. During the term of this Contract, Seller shall not take any action which will adversely affect title to or the condition of the Property.

b. Seller and Purchaser have all necessary power and authority to enter into this Agreement and to consummate the transactions contemplated hereby. This Agreement constitutes the valid and binding obligation of Seller and Purchaser and is enforceable against Seller and Purchaser in accordance with its terms.

15. Notwithstanding anything to the contrary contained herein, subject to Purchaser's rights set forth in this Contract, Purchaser accepts the Property "as is" and "where is," subject to the risks of all defects and conditions. Purchaser acknowledges that it has had an opportunity to inspect the Property and will be relying on such inspections. Seller has not made and does not make any warranty or representation, express or implied as to the merchantability, quantity, quality, physical condition or operation of the Property, the suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use including but not limited to,

the Property's compliance with any environmental laws. Purchaser acknowledges that the provisions of this Contract for inspection and investigating of the Property are adequate to enable Purchaser to make Purchaser's own determination with respect to merchantability, quantity, quality, physical condition or operation of the Property, suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use, including without limitation, the Property's compliance with any environmental laws. Purchaser further acknowledges that prior to any Closing or conveyance provided for herein, it will have inspected the Property or will have caused such inspection to be made and will be thoroughly familiar and satisfied therewith, and agrees to take the Property in its physical condition, "AS IS, WHERE IS, WITH ALL FAULTS" as of the date of any Closing or conveyance provided for herein, subject to the express conditions of this Contract. Seller shall not be liable or bound in any manner by any verbal or written statement, representation or information made or given by anyone pertaining to the Property, unless specifically set forth in this Contract. All of the provisions of this section shall survive all Closings or conveyances.

16. Representations and Warranties of Purchaser.

a. After closing, Purchaser shall maintain the Property, grounds, and any improvements thereon, in compliance with all local ordinances.

17. Assignments. This contract may not be assigned without the written consent of all parties, which shall not be unreasonably withheld; however, if the same is assigned, then the same shall be binding on the Assignee.

18. Notices. Any notices required or allowed to be furnished pursuant to the terms hereof shall be provided to Seller and Purchaser, at the addresses set forth below. Notices hereunder shall be in writing and may be hand delivered, mailed, or delivered by overnight courier service. If mailed, such notices shall be sent by certified mail, postage prepaid, return receipt requested. The date that is three (3) days after the date of mailing shall be deemed to be the date on which the notice was given. In the case of notices given by hand delivery or overnight courier, such notices shall be deemed on the date of the actual delivery. Notices shall be sent to the addresses below or such other address as written notice of the change shall have been delivered to the other party.

Copies of all notices must be furnished to the parties and their respective attorneys at the following addresses:

SELLER:

City of Greer, South Carolina
Attn: Ed Driggers
301 East Poinsett Street
Greer, South Carolina 29651

SELLER'S ATTORNEY:

Duggan & Hughes, LLC

PURCHASER:

Crown Properties, LLC
Attn: Nicholas Franchina
4113 E. North Street
Greenville, SC 29615

PURCHASER'S ATTORNEY:

Keable & Brown, PA

Attn: Daniel R. Hughes
457B Pennsylvania Avenue
Greer, SC 29650

Attn: P. Ryan Brown
109 Laurens Road, Bldg. 2, Ste. A
Greenville, SC 29607

19. Closing Costs. Seller shall be responsible for the costs of deed preparation, deed recording fee, and rollback taxes (if any). Seller is exempt from deed stamps as defined in S.C. Code § 12-24-10 et. seq. Purchaser shall be responsible for all other costs and fees associated with the purchase of the subject property. Each party will be responsible for the payment of their respective attorney's fees.

20. Survival. Any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

21. Entire Agreement. Purchaser acknowledges that he has inspected the above described Property, and this contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all parties.

22. Counterparts. This Contract may be executed in any number of identical counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken together as one and the same instrument, for the same effect as if all parties hereto had signed the same signature page. Any signature page of this Contract may be detached from any counterpart of this Contract without impairing the legal effect of any signatures thereon and may be attached to another counterpart hereof. The counterpart signatures may be transmitted by facsimile or electronic mail with such facsimile or electronic mail signatures having the same force and effect as originals.

23. TIME IS OF THE ESSENCE AS TO EACH OF THE TERMS AND CONDITIONS OF THIS CONTRACT.

24. This contract shall be construed under, and in accordance with, the laws of the State of South Carolina.

25. This contract shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns. As used herein words in the singular include the plural, and the masculine includes the feminine and neuter genders as appropriate.

26. Seller and Purchaser hereby represent and warrant to the other that their sole contact with the other or with the Property has been made without the assistance of any broker or other third party.

27. In addition to the acts and deeds recited herein and contemplated to be performed on or before the closing date, Seller and Purchaser agree to perform such other acts, and to execute and/or deliver such other instruments and documents as either Seller or Purchaser, or their respective counsel may reasonably require in order to effectuate the intent and purpose of this Agreement.

28. If any time period set forth herein for the performance of any obligations or the delivery of any notices ends on a day which is not a business day, then such time period shall be deemed extended to the next following business day. As used herein, a "business day" shall be any day other than a Saturday, Sunday, or legal holiday.

WITNESSES:

Amuney
Eugene Adams

WITNESSES:

Smumble
th

SELLER: CITY OF GREER, SOUTH CAROLINA

Edward R. Driggers
By: Edward R. Driggers
Its: City Administrator
Date: 8-26, 2018

PURCHASER:

Crown Properties, LLC

Nicholas M. Franchina
By: Nicholas M. Franchina
Its: Managing Member
Date: March 23, 2018

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land containing 9.30 acres, more or less, with improvements thereon lying and being on the eastern side of Biblebrook Road beginning at a point approximately 550 feet north of Sunnyglenn Drive in the City of Greer, County of Spartanburg, State of South Carolina. Such property is comprised of 22 residential lots and common area known as Ozella's Ridge.

BEGINNING at an iron pin set on the western edge of Biblebrook Road at the corner of property now or formerly of Boyce Lee Foster and running thence N. 69-16-04 E. 174.04 feet to an iron pin; thence N. 20-19-35 W. 223.81 feet to an iron pin; thence N. 73-32-37 E. 590.80 feet to an iron pin; thence S. 57-03-25 E. 66.78 feet to an iron pin; thence S. 03-11-02 E. 527.77 feet to an iron pin; thence S. 02-56-34 E. 286.53 feet to an iron pin; thence S. 78-56-39 W. 254.38 feet to an iron pin; thence N. 17-05-03 W. 337.27 feet to an iron pin; thence N. 64-28-23 E. 145.94 feet to an iron pin; thence N. 03-09-52 W. 73.22 feet to an iron pin; thence S. 64-30-20 W. 513.27 feet to an iron pin; thence N. 16-22-04 W. 161.58 feet to an iron pin; thence N. 20-19-35 W. 92.46 feet to the POINT OF BEGINNING.

DERIVATION: See deed of James A. Ballenger to Alvin Smith Enterprise, Inc. dated March 24, 2000 and recorded on March 28, 2000 in Deed Book 71-S at Page 929 in the Office of the Spartanburg County Register of Deeds. The City of Greer received this property by foreclosure deed recorded February 11, 2011 in Deed Book 97-V at Page 494.

TMS No.: 5-13-00-002.06

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

Recorded restrictions and regulations which do not unreasonably or materially restrict Purchaser's intended use of the property.

Valid and enforceable drainage, sewer, and utility easements of the type which are normally and usually found on commercial property, provided they do not unreasonably or materially interfere with the use of the property for development and its use.

Standard survey exceptions contained in owner's title insurance form in effect as of the date of this contract and issued by Stewart Title Guaranty Company.

EXHIBIT C
FORM OF DEED

Prepared by:

GRANTEE ADDRESS: 4113 E. North Street, Greenville, SC29615

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)	

KNOW ALL MEN BY THESE PRESENTS, that **CITY OF GREER, SOUTH CAROLINA**, in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **CROWN PROPERTIES, LLC**, its successors and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property. This conveyance is made and accepted subject to all matters set out herein above and in Exhibit B, attached hereto and incorporated herein by reference ("Permitted Exceptions"), but only to the extent the Permitted Exceptions are valid, existing and affect the Real Property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

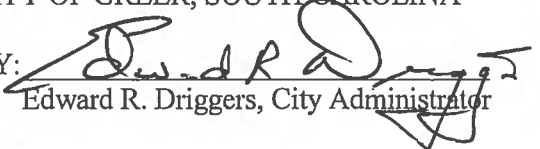
TO HAVE AND TO HOLD all and singular the Premises before mentioned unto Grantee and Grantee's heirs successors and assigns forever.

WITNESS the grantor's hand and seal this ____ day of _____, 2018.

SIGNED, sealed and delivered
in the presence of:

CITY OF GREER, SOUTH CAROLINA

BY:


Edward R. Driggers, City Administrator

Witness 1

Witness 2\Notary Public

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF _____)

I, the undersigned notary public, hereby certify that **City of Greer, South Carolina**, by and Edward R. Driggers, as City Administrator, its duly authorized agent, personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this ____ day of _____, 2018.

NOTARY PUBLIC for South Carolina

My Commission Expires:

EXHIBIT A

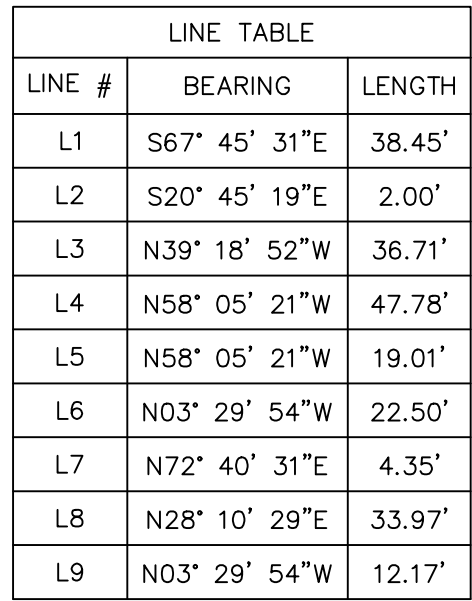
(Real Property legal description attached hereto)

EXHIBIT B

(Permitted Exceptions)

1. Recorded restrictions and regulations which do not unreasonably or materially restrict Purchaser's intended use of the property.
2. Valid and enforceable drainage, sewer, and utility easements of the type which are normally and usually found on commercial property, provided they do not unreasonably or materially interfere with the use of the property for development and its use.
3. Standard survey exceptions contained in owner's title insurance form in effect as of the date of this contract and issued by Stewart Title Guaranty Company.

- 1.) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL LOT WIDTH BUT NOT LESS THAN 5 FEET.
- 2.) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROADS FROM NEWLY CREATED LOTS.
- 3.) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.
- 4.) PROPERTY IS IN ZONE "X", AS PER FIRM NUMBER 4504503545 FOR GREENVILLE COUNTY, SOUTH CAROLINA MAP REVISED DATE OF AUGUST 18, 2014.



CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	114.17'	50.95	N58° 02' 37"E	50.53'
C2	99.02'	59.08	S61° 51' 57"W	58.21'
C3	99.02'	168.44	N52° 18' 36"W	148.86'
C4	72.17'	22.19	N62° 01' 10"E	22.10'
C5	72.17'	11.39	N48° 41' 26"E	11.37'
C6	141.02'	23.99	S49° 38' 56"W	23.97'
C7	141.02'	60.00	S66° 42' 42"E	59.55'
C8	141.02'	60.11	N88° 53' 22"W	59.65'
C9	141.02'	60.06	N64° 28' 39"W	59.61'
C10	141.02'	59.91	N40° 06' 21"W	59.46'
C11	141.02'	59.98	N15° 45' 02"W	59.53'
C12	50.00'	52.36	S33° 16' 16"E	50.00'
C13	50.00'	67.02	N35° 38' 54"W	62.12'
C14	50.00'	77.41	N47° 06' 09"E	69.90'
C15	50.00'	43.91	S63° 23' 19"E	42.51'
C16	50.00'	25.46	S23° 38' 38"E	25.18'



LOCATION MAP
NOT TO SCALE

Wade Hampton Blvd

Valentine Ln

Revere St

Bladbrook Drive

Goldenbrook Dr

Sunnyglen Dr

LISTER RD

J Verne Smith Pkwy

E Poinsett St Ext

SITE

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAN."

_____/_____/_____ SIGNED _____

_____/_____/_____ SIGNED _____

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS TO THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

04-13-18

DATE

REGISTERED SURVEYOR

S.C. REGISTRATION NO. 17933

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS."

DATE _____ CITY ENGINEER _____

FILE NUMBER

Palmetto Valley

CROWN PROPERTIES
4113 E. NORTH ST.
GREENVILLE, SC 29611
(864) 322-8282

EAS PROFESSIONALS, INC
9 PILGRIM ROAD
GREENVILLE, S.C. 29607
(864) 234-7368

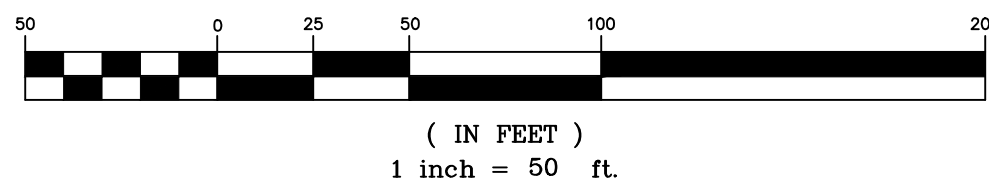
OWNER _____ SURVEYOR _____

NO. OF ACRES: 9.46 MILES OF NEW ROAD: N/A

NO. LOTS: 22 DATE: 04-13-18

ZONED: R 7.5

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.