



AGENDA
GREER CITY COUNCIL

September 10, 2024

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

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

Minutes of Council Meeting

1. August 27, 2024 Special Called Meeting
(Action Required)
2. August 27, 2024
(Action Required)

Special Recognition

1. Constitution Week

Administrator's Report

Andy Merriman, City Administrator

New Business

1. Bid Summary - Demolition at Greer Convenience Center

The City of Greer Engineering Department solicited sealed bids from qualified offerors for the demolition of the maintenance shed and cardboard compactor at the Greer Convenience Center. The solicitation

included the optional work of filling in the cavity resulting from the demolition of the compactor with clean, compacted fill to create a gentle slope free from any voids and holes and in order to prevent the accumulation of standing water.

A mandatory pre-bid meeting was held on July 30, 2024. Nine (9) contractors attended the meeting. The bid-opening was held August 15, 2024 at 11:00 am. Four (4) bids were received (see attached bid summary). After review, staff requested an additional breakdown of the optional work pricing from the two lowest offerors. Staff recommends awarding the bid, including the optional work, to D. H. Griffin Wrecking Company, Inc. Their bid was for \$75,575.00 and \$35,700.00 for the Optional Work, for a total of \$111,275.00. D.H. Griffin has done excellent work for the city in the past. Funding for this project will come from the Real Property Fund. (Action Required)

John Goughneour, Facilities and Projects Manager

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Keystone; as allowed by State Statute Section 30-4-70(a)(2).

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 Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
9/10/2024

Mayor Rick Danner

ATTACHMENTS:

| Description | Upload Date | Type |
|------------------------------------|-------------|--------------------|
| 📎 2024 Council Invocation Schedule | 8/29/2024 | Backup Material |



Greer City Council 2024 Invocation Schedule

| | |
|--------------------|-----------------------------|
| January 9, 2024 | Councilmember Wryley Bettis |
| January 23, 2024 | Councilmember Judy Albert |
| February 13, 2024 | Mayor Rick Danner |
| February 27, 2024 | Councilmember Jay Arrowood |
| March 12, 2024 | Councilmember Karuam Booker |
| March 26, 2024 | Councilmember Mark Hopper |
| April 9, 2024 | Councilmember Lee Dumas |
| April 23, 2024 | Councilmember Wryley Bettis |
| May 14, 2024 | Councilmember Judy Albert |
| May 28, 2024 | Mayor Rick Danner |
| June 11, 2024 | Councilmember Jay Arrowood |
| June 25, 2024 | Councilmember Karuam Booker |
| July 9, 2024 | Councilmember Mark Hopper |
| July 23, 2024 | Councilmember Lee Dumas |
| August 13, 2024 | Councilmember Wryley Bettis |
| August 27, 2024 | Councilmember Judy Albert |
| September 10, 2024 | Mayor Rick Danner |
| September 24, 2024 | Councilmember Jay Arrowood |
| October 8, 2024 | Councilmember Karuam Booker |
| October 22, 2024 | Councilmember Mark Hopper |
| November 12, 2024 | Councilmember Lee Dumas |
| November 26, 2024 | Councilmember Wryley Bettis |
| December 10, 2024 | Councilmember Judy Albert |

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/10/2024

August 27, 2024 Special Called Meeting

Summary:

(Action Required)

ATTACHMENTS:

| Description | | Upload Date | Type |
|-------------|--|-------------|--------------------|
| 📎 | August 27, 2024 Special Called Meeting | 9/4/2024 | Backup Material |
| | Minutes | | |

CITY OF GREER, SOUTH CAROLINA

MINUTES of the SPECIAL CALLED MEETING of GREER CITY COUNCIL August 27, 2024

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

Call to Order of the Workshop Meeting

Mayor Rick Danner – 5:31 P.M.

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

Others present: Tammela Duncan, Municipal Clerk.

Executive Session

1. Personnel Matter – Administration

ACTION – In (5:31 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel Matter pertaining to Administration; as allowed by State Statute Section 30-4-70(a)(1). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

Tammela Duncan, Municipal Clerk exited the meeting at 5:31 P.M.

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

ACTION - Out (6:33 p.m.) – Councilmember Mark Hopper made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.

Adjournment – 6:33 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Notifications: Agenda posted in Greer City Hall and email notifications sent to CommunityJournals.com, GreerCitizen.com, GreerToday.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, August 23, 2024.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
9/10/2024

August 27, 2024

Summary:

(Action Required)

ATTACHMENTS:

| Description | | Upload Date | Type |
|-------------|---------------------------------|-------------|--------------------|
| 📎 | August 27, 2024 Council Meeting | 9/4/2024 | Backup Material |
| | Minutes | | |

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 27, 2024

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:40 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Catrina Woodruff, Assistant City Administrator, and various other staff.

Invocation and Pledge of Allegiance

Councilwoman Judy Albert

Special Recognition

Greer Baseball Club 12 and Under All Stars - Dixie Youth Baseball South Carolina State Champions

Mayor Rick Danner recognized the 2024 Greer Baseball Club 12U All Stars. The team is the second team in the history of Greer Parks, Recreation, and Tourism to win a DYB South Carolina State Championship and qualify to compete in the DYB World Series. This marks back to back years where the City of Greer has claimed a DYB state title. DYB baseball was founded in the 1950s, and is one of the largest sanctioning bodies for youth baseball in the nation. This is a great accomplishment for our program, city, and recreation department. The kids and coaches of this team competed all summer in hopes of representing the state of South Carolina at the DYB World Series in Louisiana. Through dominant pitching and big bats they claimed that spot. Greer competed well in the DYB World Series defeating the states of Texas and Mississippi.

2024 12U Greer Baseball Club All Stars

Milo Stranninger, Jackson Howard, Easton Shealy, Kyeler Brunson, Charlie Staggs, McKinley Wade, Jake Thompson, Miles Grugan, Ethan Derosia, Dalton Edwards and Ben Wright.

Manager Jeff Howard

Coach Chad Staggs

Coach Dan Derosia

Public Forum

Jim Geyer, 103 Thurmond Court, spoke in opposition to Ordinance Number 32-2024
Becky McLaughlin, 208 Lindbergh Court spoke in opposition to Ordinance Number 32-2024.
Rachel Massey, 659 Crossbuck Trail spoke in opposition to Ordinance Number 32-2024.
Scott Gillespie, 910 LaMare Court spoke in opposition to Ordinance Number 32-2024.

Departmental Reports

Building and Development Standards, Engineering, Finance, Fire Department, Parks, Recreation & Tourism, Police Department, Public Services and the Website Activity Reports for July 2024 were included in the packet for informational purposes. The Municipal Court Activity Report was provided during the meeting.

Finance

Catrina Woodruff, Assistant City Administrator presented the Financial Report for July 2024. (Attached)

General Fund Cash Balance: \$15,365,663.

Revenue: \$724,221.

Total Expenditures: \$2,510,280.

Total Percentage: 2% Over Budget

Revenue Benchmark Variance: \$59,594.

Expenditure Benchmark Variance: \$(245,124.)

Overall Benchmark Variance: \$(185,530.)

Hospitality Fund Cash Balance: \$1,349,951.

Storm Water Fund Cash Balance: \$3,124,442.

Minutes of the Council Meeting

August 13, 2024 Workshop

ACTION – Councilmember Wryley Bettis made a motion that the minutes of August 13, 2024 Workshop be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

August 13, 2024

ACTION – Councilmember Wryley Bettis made a motion that the minutes of August 13, 2024 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Petitioner

Linda Parr did not appear.

Andy Merriman, City Administrator presented the following:

Greer Police

The Upstate South Carolina Law Enforcement Memorial Softball Tournament was this past weekend at Century Park. The tournament raises money every year for the families of officers killed in the line of duty here in the upstate.

Citizens Police Academy

If you would like to learn more about the Greer Police Department, you can still sign up for the Citizens Police Academy through August 29th. Classes begin September 5th and will be on Thursday evenings through November 21st.

Civics Academy

Registration for the fall 2024 Greer Civics Academy is still open. The first class is on September 5th and will meet on Thursdays from 5:30-7:30pm. If you are interested in learning more about the City of Greer apply on the City of Greer website.

ForGreer Website

There is a ForGreer website at ForGreer.com where you can find information, submit any questions, or suggestions you might have related to the ForGreer projects.

Suber Road Fire Station

The Grand Opening for the Suber Road Fire Station will be September 18th 10:00am-12:00pm. Please come out to join us for this exciting event!

Greer Relief

The Ribbon Cutting for the Neighborhood Impact Center will be Friday, September 6th 2:00pm-4:00pm. There will be live music, tours of the new facility, the Bloodmobile, and a keynote speech by Mayor Danner.

The Creative Advancement Learning Center's after-school program

Students in the Creative Advancement Centers after-school program at Tryon Rec Center got a "welcome back" surprise last week! Members of Victor Baptist Church donated school supplies, stickers, and snacks and filled up dozens of bags during a recent weekend of service. The bags were waiting at the rec center when students arrived for the first day of the after-school program. Creative Advancement provides a safe place for students to get help with their homework, participate in enrichment activities, and enjoy a hot meal provided by Project Host.

OLD BUSINESS

Second and Final Reading of Ordinance Number 32-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FRANK W. AND TAMMY MERRITT LOCATED AT 1035 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF MDR (MEDIUM DENSITY RESIDENTIAL) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing August 19, 2024 and recommended denial.

Garret Stallard with Dream Finders Homes spoke and provided the attached presentation to Council. Nick Myers with Seamon Whiteside was also present.

ACTION – Councilmember Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 32-2024. Councilmember Jay Arrowood seconded the motion.

Lengthy discussion held.

Paul Tower, 102 Two Notch Trail, Powdersville spoke.

VOTE – Motion failed 0-7.

Second and Final Reading of Ordinance Number 33-2024
AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE V OF THE GREER CITY CODE ("PROCUREMENT CODE")

ACTION – Councilmember Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 33-2024. Councilmember Jay Arrowood seconded the motion.

Andy Merriman, City Administrator stated the city attorney recommended the addition of Sole source procurement. Catrina Woodruff, Assistant City Administrator explained further the City Attorney recommended amending the ordinance as follows "**The city administrator will determine whether to grant the sole source payment" to Section 2-296. - Sole source procurement.**"

Discussion held.

ACTION – Councilmember Wryley Bettis amended his motion to add "The city administrator will determine whether to grant the sole source payment" to Section 2-296. - Sole source procurement. Councilmember Jay Arrowood amended his second.

Andy Merriman, City Administrator explained the requested amendment in detail. Catrina Woodruff, Assistant City Administrator explained the ordinance in more detail.

VOTE – Motion carried unanimously.

NEW BUSINESS

First and Final Reading of Resolution Number 26-2024

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, DIRECTING THE PLANNING COMMISSION OF THE CITY OF GREER TO CONDUCT ONE OR MORE STUDIES AND MAKE RECOMMENDATIONS REGARDING THE DEVELOPMENT OF AN IMPACT FEE ORDINANCE, WHICH SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, CODIFIED IN SOUTH CAROLINA CODE ANNOTATE SECTION 6-1-910, ET SEQ.; AND PROVIDING FOR OTHER RELATED MATTERS.

ACTION – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 26-2024. Councilmember Karuam Booker seconded the motion.

Andy Merriman, City Administrator explained the request.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 35-2024

AN ORDINANCE (A) IMPOSING DEVELOPMENT IMPACT FEES IN THE CITY OF GREER, (B) ENACTING ARTICLE IV. DEVELOPMENT IMPACT FEES OF CHAPTER 46 (LAND DEVELOPMENT), BY CREATING SECTION 46-400 THROUGH AND INCLUDING SECTION 46-407 OF THE CODE OF THE CITY OF GREER, SOUTH CAROLINA ("CITY CODE") RELATED TO DEVELOPMENT IMPACT FEES, (C) INVOKING THE PENDING ORDINANCE DOCTRINE, AND (D) PROVIDING FOR OTHER RELATED MATTERS.

Andy Merriman, City Administrator presented the request.

ACTION – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 35-2024. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 27-2024

A RESOLUTION TO ACCEPT OAKTON SUBDIVISION STREETS, NAMELY OAKTON DRIVE, CLAIBROOK COURT, APPLE CREEK TRAIL, AND MAPLE GROVE WAY INTO THE CITY OF GREER STREET SYSTEM

David Buchanan, Civil Engineer presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 27-2024. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there are no items for Executive Session.

Adjournment – 8:09 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, GreerCitizen.com, GreerToday.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, August 23, 2024.



PROCLAMATION

Mayor Danner and Greer City Council recognize

CONSTITUTION WEEK

in the City of Greer

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2024, marks the two hundred and thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

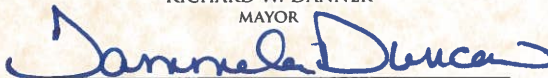
NOW THEREFORE, Mayor Rick Danner and Greer City Council proclaim September 17 through 23 as Constitution Week in the City of Greer.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND CAUSED THIS SEAL TO BE AFFIXED





RICHARD W. DANNER
MAYOR



WITNESS

September 10, 2024

DATE



AGENDA
GREER CITY COUNCIL
9/10/2024

Bid Summary - Demolition at Greer Convenience Center

Summary:

The City of Greer Engineering Department solicited sealed bids from qualified offerors for the demolition of the maintenance shed and cardboard compactor at the Greer Convenience Center. The solicitation included the optional work of filling in the cavity resulting from the demolition of the compactor with clean, compacted fill to create a gentle slope free from any voids and holes and in order to prevent the accumulation of standing water.

A mandatory pre-bid meeting was held on July 30, 2024. Nine (9) contractors attended the meeting. The bid-opening was held August 15, 2024 at 11:00 am. Four (4) bids were received (see attached bid summary). After review, staff requested an additional breakdown of the optional work pricing from the two lowest offerors. Staff recommends awarding the bid, including the optional work, to D. H. Griffin Wrecking Company, Inc. Their bid was for \$75,575.00 and \$35,700.00 for the Optional Work, for a total of \$111,275.00. D.H. Griffin has done excellent work for the city in the past. Funding for this project will come from the Real Property Fund. (Action Required)

Executive Summary:

John Goughneour, Facilities and Projects Manager

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------|-------------|--------------------|
| ▣ Cover Memo | 9/4/2024 | Cover Memo |
| ▣ Bid Summary | 9/4/2024 | Backup Material |



MEMO

To: Andy Merriman, City Administrator

From: John Goughneour, Facilities and Projects Manager

Date: September 3, 2024

Subject: Bid Summary – Demolition at Greer Convenience Center

The City of Greer Engineering Department solicited sealed bids from qualified offerors for the demolition of the maintenance shed and cardboard compactor at the Greer Convenience Center. The solicitation included the optional work of filling in the cavity resulting from the demolition of the compactor with clean, compacted fill to create a gentle slope free from any voids and holes and in order to prevent the accumulation of standing water.

A mandatory pre-bid meeting was held on July 30, 2024. Nine (9) contractors attended the meeting. The bid-opening was held August 15, 2024 at 11:00 am. Four (4) bids were received (see attached bid summary). After review, staff requested an additional breakdown of the optional work pricing from the two lowest offerors. Staff recommends awarding the bid, including the optional work, to D. H. Griffin Wrecking Company, Inc. Their bid was for \$75,575.00 and \$35,700.00 for the Optional Work, for a total of \$111,275.00. D.H. Griffin has done excellent work for the city in the past.

Funding for this project will come from the Real Property Fund.

Staff requests approval from Council to proceed.

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



BID SUMMARY

Below, please find the summary of bids for **Project #2025-001 Demolition at Greer Convenience Center** as received by the City of Greer.

| <u>Company</u> | <u>Location of Company</u> | <u>Price</u> |
|--|--|---|
| D.H. Griffin Wrecking Company, Inc. | 974 Berry Shoals Road Duncan, SC 29334 | \$75,575.00 Optional Work \$35,700.00 |
| Complete Demolition Services, LLC | 419B Castleman Road Carrollton, CA 30116 | \$79,002.25 Optional Work \$4,000.00 |
| HRP Innovations LLC | 4609 Charlotte Highway Lake Wylie, SC 29710 | \$99,921.79 Optional Work \$57,142.85 |
| Lazer Construction Company Inc. | P.O. Box 5103 Anderson, SC 29623 | \$196,780.00 Optional Work \$32,950.00 |
| | | |
| | | |
| | | |