



**AGENDA
GREER CITY COUNCIL**

April 8, 2025

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

Councilwoman Judy Albert

Public Forum

Minutes of Council Meeting

1. March 25, 2025
(Action Required)

Special Recognition

1. Chef Michael Sibert

Administrator's Report

Andy Merriman, City Administrator

New Business

1. Bid Summary - Fuel Tanks Repair and Dispensers Replacement

The City of Greer Administration Department solicited sealed bids from qualified offerors for Fuel Tanks Repair and Dispensers Replacement. The proposal opening was held on March 13, 2025, at 11 a.m. No bids were received. Interested parties were contacted to understand why they did not submit. It was determined that different circumstances not related to any issues with the Scope of Work prevented companies from submitting.

Therefore, staff recommends project be awarded to Environmental Laboratories, Inc. who had been contacted for a project cost estimate prior to formal procurement. Total cost of this project is \$109,857.00 and accounted under general funds. Staff requests approval from Council to proceed with negotiations.

Rosalyn Carcamo, Purchaser

Executive Session

Council may take action on matters discussed in executive session.

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
4/8/2025

Councilwoman Judy Albert

ATTACHMENTS:

Description	Upload Date	Type
📎 Council 2025 Invocation Schedule	3/12/2025	Backup Material



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuiam Booker
February 25, 2025	Councilmember Mark Hopper
March 11, 2025	Councilmember Lee Dumas
March 25, 2025	Councilmember Wryley Bettis
April 8, 2025	Councilmember Judy Albert
April 22, 2025	Mayor Rick Danner
May 13, 2025	Councilmember Jay Arrowood
May 27, 2025	Councilmember Karuiam Booker
June 10, 2025	Councilmember Mark Hopper
June 24, 2025	Councilmember Lee Dumas
July 8, 2025	Councilmember Wryley Bettis
July 22, 2025	Councilmember Judy Albert
August 12, 2025	Mayor Rick Danner
August 26, 2025	Councilmember Jay Arrowood
September 9, 2025	Councilmember Karuiam Booker
September 23, 2025	Councilmember Mark Hopper
October 14, 2025	Councilmember Lee Dumas
October 28, 2025	Councilmember Wryley Bettis
November 11, 2025	Councilmember Judy Albert
November 25, 2025	Mayor Rick Danner
December 9, 2025	Councilmember Jay Arrowood

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
4/8/2025

March 25, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ March 25, 2025 Council Meeting Minutes	4/3/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL March 25, 2025

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

Call to Order of the Public Hearing

Mayor Rick Danner – 6:30 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: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk and various other staff.

Subject: NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM YEAR 2025 ANNUAL ACTION PLAN / CITY OF GREER

The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2025 program year (7/1/25-6/30/26). An in-person public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 25, 2025, at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comments and proposals will be invited to the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated \$326,577 in CDBG fund and \$111,760 in HOME fund will become available in July. An estimated \$32,563 in CDBG program income and \$0 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income people, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower income people. Written comments may also be sent to Joe Smith, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite South-4300, Greenville SC 29601, until Friday, May 2, 2025.

José Reynoso, Senior Community Development Planner presented the information.
Joe Smith, Executive Director, Greenville County Redevelopment Authority also spoke.

Discussion was held.

Mayor Danner asked three times if anyone would like to speak and no one indicated an interest in speaking.

Mayor Danner adjourned the Public Hearing at 6:55 P.M.

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:55 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: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, and various other staff.

Invocation and Pledge of Allegiance

Councilman Wryley Bettis

Public Forum

No one signed up to speak

Minutes of the Council Meeting March 11, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the March 11, 2025 Council Regular Meeting be received as written. Councilmember Lee Dumas seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

Building and Development Standards, Economic Development, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Police Department, Public Services and the Website Activity Reports for February 2025 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director presented the Financial Report for February 2025. (Attached)

General Fund Cash Balance: \$30,440,369.

Revenue: \$39,529,741.

Total Expenditures: \$30,401,205.

Total Percentage: 5% under Budget

Revenue Benchmark Variance: \$5,348,583.

Expenditure Benchmark Variance: \$1,950,230.

Overall Benchmark Variance: \$7,298,813.

Hospitality Fund Cash Balance: \$682,269.

Storm Water Fund Cash Balance: \$3,348,427.

Mayor Danner wanted to provide an update regarding EMS Services and other services provided by Greenville County in the City. He stated he and Mr. Merriman met with Mr. Kernell at County Square not long ago to discuss this matter and others and got a report from them in regards to some of the issues they face in transporting and response times. They did offer that they understood that when it is a loved one or anyone that they understand that time is imperative and they try to expedite that as best as they can. There were some questions about taking people to different places and it may be that if one emergency room is stacked they may go to another emergency room. They also offer a first choice to everybody that can indicate what they want to do. That may mean not going to the closest or the nearest facility as well. Certainly some of the times we are seeing in the reports are a concern and they are aware of that. Fortunately for us this year that only amounted to about 5% of the total calls. While 5% is too high if you are waiting 45 minutes for EMS services that included a hand off time or response time. They are working to address those issues they wanted us to know they understand that and are working to improve that on a regular basis. We will continue to keep an eye on it and I also know they are aware that is a concern for us.

Councilman Arrowood stated he appreciated the Mayor picking up the ball and running with it and he appreciates the county is working on it. I think they have a lot to overcome and I would like to ask the Administrator if he feels like it maybe have the Fire Chief to have a brainstorming session about ways we can not only improve these times but there is the costs associated with us subsidizing the county and if there is a way we can collect those funds.

Discussion held.

Andy Merriman, City Administrator presented the following:

Greer Alive, formerly Food Truck Rollout

Greer Alive, formerly Food Truck Rollout, will be Friday, March 28 from 5:00pm-8:00pm in Greer City Park.

Road Closure Notice:

Starting Monday, March 24, Moore Street between S. Line and Trade will be temporarily closed for through-traffic for safety reasons. This section of road runs parallel to the train tracks where crews are working on the construction of the Victor Park Apartments. That part of Moore St. should reopen in October after the completion of a road improvement project.

Greer Golf Grand Reopening

The Greer Golf Grand Reopening Event will be Saturday, April 5 from 3:00pm-6:00pm. This event is free to attend and will feature live music, food and drinks, raffles, games and giveaways. There will also be golf tips for kids and adults, and Greer Idol Auditions from 6:00pm-8:00pm.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Board of Zoning Appeals

District 3 Adam Thoma has resigned effective 12/31/2024 his term will expire 6/30/2026.

ACTION – Councilmember Mark Hopper nominated Nick Uva to fulfill the existing term of the District 3 seat on the Board of Zoning Appeals. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

OLD BUSINESS

Second and Final Reading of Ordinance Number 50-2024 **AN ORDINANCE AMENDING ARTICLE VIII ("SOLICITORS AND** **CANVASSERS") OF CHAPTER 18 ("BUSINESSES") OF THE GREER** **CITY CODE OF ORDINANCES.**

Chris Kline, Finance Director updated Council on the request and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 50-2024. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 9-2025 **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A** **CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND** **ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM** **SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL** **NEIGHBORHOOD (TN)**

Andy Boyles, Planner stated there were no updates.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 9-2025. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 10-2025 **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A** **CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED**

**AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO
TRADITIONAL NEIGHBORHOOD (TN)**

Andy Boyles, Planner stated there were no updates.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 10-2025. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 11-2025
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN
PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP
LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT
PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF
SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY**

Andy Boyles, Planner stated the planning commission held a public hearing March 17, 2025 and recommended approval.

ACTION – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 11-2025. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

Culvert Damage Remediation – Bid Summary

The City of Greer - Engineering Department solicited sealed bids from qualified offerors for the Culvert Damage Remediation in response to damage sustained from Hurricane Helene. The culvert and slope damage is located on the City's property at 1711 W Wade Hampton Boulevard, Greer, SC which is adjacent to VCA Animal Hospital's only driveway access. The project cost will be covered under the general funds and has been included in the list of damage to be reviewed by FEMA for reimbursement.

The bid opening was held on February 25, 2025, at 11 a.m. A total of three (3) submissions were received (see attached bid opening summary). After evaluations were completed, the Engineering Department recommends project be awarded to Pipeline and Drainage Consultants, LLC.

Staff requests approval from Council to proceed with award. (Attachment)

Rosalyn Carcamo, Purchaser presented the request. Nathan Jackson, Assistant City Engineer also spoke.

ACTION – Councilmember Jay Arrowood made a motion to approve Pipeline and Drainage Consultants, LLC, in the amount of \$123,574.58. Councilmember Lee Dumas seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 5-2025
A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA
ADOPTING POLICIES REGARDING WEBSITE, COPYRIGHT, AND
SOCIAL MEDIA TERMS OF USE

Michelle Willis, Communications Manager presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 5-2025. Councilmember Lee Dumas seconded the motion.

Lengthy discussion held.

VOTE – Motion carried 6-1 with Councilman Jay Arrowood voting in opposition.

First and Final Reading of Resolution Number 6-2025
ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR
PROGRAM YEAR 2025

Mike Sell, Deputy City Administrator presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 6-2025. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Pavement Preservation Project – Reclamite Rejuvenator

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another Reclamite application project in the City this year.

The proposed locations are all streets in the Paxton Meadows, Echo Ridge, Oakton, Briar Ridge, Overton Park and Saddlebrook subdivisions. Streets to be treated are shown on the attached map. The total length being treated is approximately 3.0 miles.

The Contractor is Pavement Technology, Inc. from Westlake, OH and they are the only approved single-source applicator in South Carolina per the manufacturer of Reclamite as

stated on attachments. See attached proposal from Pavement Technology Inc. for this work in the amount of \$52,026.54. Funding is from the Road Paving Fund. (Attachment)

Steve Grant, City Engineer

ACTION – Councilmember Wryley Bettis made a motion to approve Pavement Technology, Inc. in the amount of \$52,026.54. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Pavement Preservation Project – HA5 Surface Sealer

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another HA5 application project this year in the City.

The proposed locations are all streets in the Riverside Glen, Ashley Grove, Chestnut Hill Plantation, Estates at Dillard Creek, and Redcroft Subdivisions and individual streets Mossy Oak Lane and Squirrel Hollow Ct. Streets to be treated are shown on the attached map.

These streets were recently crack-sealed and it is a common practice to apply a surface seal after crack sealing. Total length to be treated is approximately 4.6 miles.

The contractor is Holbrook Asphalt from Florida and they are the only approved single-source applicator in South Carolina per the manufacturer of HA5 as stated on attachment. See attached proposal from Holbrook for this work in the amount of \$328,721.37. Funding is from the Road Paving Fund. (Attachment)

Steve Grant, City Engineer

ACTION – Councilmember Lee Dumas made a motion to approve Holbrook Asphalt Co. in the amount of \$328,721.37. Councilmember Karuiam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

1. **Contractual Matter – Project Indy**
2. **Contractual Matter – Project Keystone**

ACTION – In (8:22 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss two (2) Contractual Matters one (1) pertaining to Project Indy and One (1) pertaining to Project Keystone; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:53 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

Motions after Executive Session
Project Keystone

ACTION – Councilmember Lee Dumas made a motion to authorize the City Administrator to enter into a development agreement pertaining to Project Keystone. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Adjournment – 8:55 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: April 8, 2025

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, March 21, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
4/8/2025

Chef Michael Sibert

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 7-2025	3/26/2025	Resolution



RESOLUTION NUMBER 7-2025

**A RESOLUTION TO DECLARE APRIL 9, 2025
"CHEF MICHAEL SIBERT DAY" IN GREER**

WHEREAS, Chef Michael Sibert opened his first restaurant, White Wine & Butter, in the City of Greer in 2020 and expanded to Greer Golf in 2025; and,

WHEREAS, Chef Michael traveled the state and represented his adopted hometown of Greer as the 2024 SC Chef Ambassador; and,

WHEREAS, Chef Michael brought his culinary creativity to the table to win the Food Network's *Chopped* national television show in March 2025; and,

WHEREAS, Chef Michael will celebrate his 33rd birthday on Wednesday, April 9.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council assembled, that April 9, 2025 be declared "Chef Michael Sibert Day."

This resolution shall be effective upon approval by the Council of the City of Greer.

CITY OF GREER, SOUTH CAROLINA

A handwritten signature in blue ink, reading "Rick Danner", written over a horizontal line.

Richard W. Danner, Mayor

Attest:

A handwritten signature in blue ink, reading "Tammela Duncan", written over a horizontal line.

Tammela Duncan, Municipal Clerk

Approval Date: April 8, 2025



AGENDA
GREER CITY COUNCIL
4/8/2025

Bid Summary - Fuel Tanks Repair and Dispensers Replacement

Summary:

The City of Greer Administration Department solicited sealed bids from qualified offerors for Fuel Tanks Repair and Dispensers Replacement. The proposal opening was held on March 13, 2025, at 11 a.m. No bids were received. Interested parties were contacted to understand why they did not submit. It was determined that different circumstances not related to any issues with the Scope of Work prevented companies from submitting. Therefore, staff recommends project be awarded to Environmental Laboratories, Inc. who had been contacted for a project cost estimate prior to formal procurement. Total cost of this project is \$109,857.00 and accounted under general funds. Staff requests approval from Council to proceed with negotiations.

Executive Summary:

Rosalyn Carcamo, Purchaser

ATTACHMENTS:

Description	Upload Date	Type
□ Cover Memo	4/3/2025	Cover Memo



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Purchaser

Date: April 3, 2025

Subject: Award Recommendation
Project #2025-005 Fuel Tanks Repair and Dispensers Replacement

The City of Greer Administration Department solicited sealed bids from qualified offerors for Fuel Tanks Repair and Dispensers Replacement.

The proposal opening was held on March 13, 2025, at 11 a.m. No bids were received. Interested parties were contacted to understand why they did not submit. It was determined that different circumstances not related to any issues with the Scope of Work prevented companies from submitting. Therefore, staff recommends project be awarded to Environmental Laboratories, Inc. who had been contacted for a project cost estimate prior to formal procurement. Total cost of this project is \$109,857.00 and accounted under general funds.

Staff requests approval from Council to proceed with negotiations.

Regards,

Rosalyn Carcamo

Rosalyn Carcamo, Purchaser
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION