

MINUTES
Lyman Town Council Meeting
Monday, November 10, 2025, at 6:00 p.m.
Lyman Town Hall, 81 Groce Road, Lyman, S.C.

CALL TO ORDER

The meeting of the Lyman Town Council was called to order at 6:01 p.m. by Mayor David Petty.

FOIA

Notice of the meeting with an Agenda was publicly posted, published, and forwarded to the media no less than 24 hours prior to adjournment.

Present:

David Petty
Glenn Greer, II
Jack Bellaire
Adam Crip
Rick Hellams
Rebecca Martin
Phil McIntyre

Reading and Approval of Minutes from the Regular Meeting on October 13, 2025

Rebecca Martin noted that she believed there was an error in the Minutes, stating that “Church Street” should have been listed as “Community Street.” It was clarified that the Minutes were correct as written and that Church Street was the street being considered for renaming.

Adam Crisp made a motion to approve the Minutes. Jack Bellaire seconded the motion. All were in favor, except for Glenn Greer, II, who did not vote. The Minutes were approved.

Acceptance of Resignation of Cindy Behm from the Planning Commission

Phil McIntyre made a motion to accept the resignation of Cindy Behm from the Planning Commission. Adam Crisp seconded the motion. All were in favor, except for Glenn Greer, II, who did not vote. Cindy Behm’s resignation was accepted.

Announcement of Yard of the Month for November –The Mill Village

- **Council Members Rick Hellams and Rebecca Martin**
Dalton Starnes, 29 Lawrence Street, was the November recipient of the Yard of the Month. He was presented with the Yard of the Month sign by Council Members Rick Hellams and Rebecca Martin.

Announcement of Business of the Month for November

- **Outgoing Mayor Glenn Greer**
Ke Chen, Sakura, 201 Inman Road, Lyman, SC 29365

Outgoing Mayor Glenn Greer, II, announced that Ke Chen, owner of Sakura, 201 Inman Road, Lyman, SC, was the November recipient of the Business of the Month. He will be presented with a Certificate and Business of the Month sign by Mayor David Petty.

Updates to Council:

A. Stormwater

Noel Blackwell, Town Administrator, stated that Spartanburg County has denied ownership of the lines at issue. We have not found any evidence of easements or title ownership for the lines at issue. The issues of further handling will be discussed in Executive Session, based on the advice of legal counsel. The SC Department of Environment Services (SCDES), formerly known as SCDHEC, has denied any authority over the project under MS4 regulations or otherwise.

B. Town Update

Outgoing Mayor Glenn Greer, II, read a prepared statement.

Resolution honoring Mayor Glenn Greer, II, for his dedicated service to the Town of Lyman and its citizens.

Phil McIntyre, Mayor Pro Tempore, presented Outgoing Mayor Glenn Greer II, a Resolution for his service to the Town of Lyman and its citizens.

Oath of Office given by Police Chief Jay Hayes

- i. Mayor Elect David Petty**
- ii. Council Member Elect Cindy Behm**
- iii. Council Member Elect Adam Crisp**
- iv. Council Member Elect C. Phillip McIntyre**

The Oaths of Office were administered to the Mayor Elect and Council Members Elect by Chief Jay Hayes.

Brief Recess

After the Oaths of Office were administered, a brief recess was taken to allow for pictures and for the new Mayor and Council Members to take their seats.

The Town Council meeting resumed at 6:37 p.m.

Request to Appear Before Council

A. Andrew Karas, 14 Crescent Street, Lyman, SC

Mr. Karas would like to address the Council regarding clarification of Agenda Item 11-A under Old Business at the meeting on Monday, October 13, 2025.

Mr. Karas corrected his address listed on the Agenda from 14 Crescent Street to 32 Crescent Street. He addressed Council regarding the previous meeting and the street sweeper proposal, stating that the Town has more critical needs, such as roads and infrastructure, and that spending a quarter of a million dollars on a street sweeper was not a prudent use of funds.

Mr. Karas also spoke about the rezoning request for 506 Charlotte Highway. He noted that the applicant had previously sought a variance from the Board of Zoning Appeals for the required 50-foot front setback but later withdrew the request. The applicant then proceeded to the Planning Commission seeking a rezoning, which was denied. Mr. Karas stated that he did not believe the property should be rezoned to accommodate irregularities when a variance was what was originally required. Mr. Karas requested that his statement be made part of the Minutes.

Treasurer’s Report was given by Donna Perry, Staff Accountant

Mayor David Petty asked why there had been a transfer of Hospitality Funds, and Mrs. Perry explained that the adjustment was made for some year-end entries for audit purposes. Rebecca Martin made a motion to approve the Treasurer’s Report. Adam Crisp seconded the motion, and all were in favor.

Department Reports

Police Department	Given by Chief Jay Hayes
Fire Department	Given by Chief Jim Redd
Public Works/Wastewater & Pre-Treatment	Given by Scott Miller
Zoning and Planning/Code Enforcement	Given by Madison Workman
Business License Report	Report was Submitted to Council

Old Business

Discussion and possible action pertaining to RFP for street sweeper services or seeking quotes for purchase of street sweeper. (Jack Bellaire)

Jack Bellaire informed Council and the public that discussions regarding the street sweeper are still ongoing. He stated that he plans to propose this item for the next budget year and has been in communication with Scott Miller, Public Works Director, to determine the most cost-efficient approach. He expressed interest in moving forward with an RFP for street sweeper services and asked whether the Public Works Department could assist in obtaining quotes for the purchase of a street sweeper.

Discussion and possible action regarding the appointment of two Council Members for the Community Care Committee, with one member appointed as Chair:

- i. Member 1 (Chair)**
- ii. Member 2**

Jack Bellaire informed Council that only one application had been received from the public for the Community Care Committee. He volunteered to serve as Chair of the Committee, and Mayor David Petty volunteered to serve as the second member.

Mayor David Petty made a motion to appoint Jack Bellaire as Chair of the Community Care Committee, with himself as the second member. Jack Bellaire seconded the motion, and all were in favor.

New Business

Resolution approving Council Member _____, Council Member _____, and Council Member _____, as the authorized signatures for all Town Bank Accounts.

Mayor David Petty volunteered to be an authorized signer for the Town Bank Accounts, and Rebecca Martin and Adam Crisp agreed to remain as authorized signatories.

Cindy Behm made a motion approving Mayor David Petty, Rebecca Martin, and Adam Crisp as the authorized signatures for all Town Bank Accounts. Adam Crisp seconded the motion, and all were in favor.

Discussion and possible action regarding the appointment of Mayor Pro Tempore. Section 2-4 Lyman Code of Ordinances

Mayor David Petty nominated Rebecca Martin as the Mayor Pro Tempore. Jack Bellaire nominated Adam Crisp as the Mayor Pro Tempore.

Mayor David Petty made a motion to appoint Rebecca Martin as Mayor Pro Tempore, and Cindy Behm seconded the motion. A vote was taken, with Mayor David Petty, Cindy Behm, and Rebecca Martin voting yes. Jack Bellaire and Adam Crisp voted no, and Phil McIntyre did not vote or abstain from voting.

Discussion and possible action for appointment of a Personnel Committee, with one member appointed as Chair:

- i. Member 1 (Chair)**
- ii. Member 2**
- iii. Member 3**
- iv. Alternate**

Adam Crisp made a motion to table this item until the vacant Council seat is filled. Cindy Behm asked when the seat would be filled, and it was stated that it would be in February. Jack Bellaire seconded the motion, and all were in favor.

Discussion and possible action regarding the appointment of a Public Safety Committee, with one member appointed as Chair:

- i. Member 1 (Chair)**
- ii. Member 2**
- iii. Member 3**
- iv. Alternate**

Adam Crisp made a motion to table this item until the vacant Council seat is filled. Jack Bellaire seconded the motion, and all were in favor.

Discussion and possible action regarding reappointment or replacement of Town Attorney. Section 2-79 Lyman Code of Ordinances.

Jack Bellaire asked to table this item due to ongoing legal issues the Town was facing, stating that he did not believe it would be wise to bring in a new attorney at this time.

Mayor David Petty explained that Section 2-79 of the Code of Ordinances states that the Mayor and Council, at the first meeting after any general election for Council, shall appoint a Town Attorney for a term of two years. He expressed concern that tabling the matter would conflict with the Ordinance unless the Ordinance itself were changed. Jack Bellaire responded that he had legal counsel indicate otherwise and was informed that Council was required to appoint Mayor Pro Tempore but could table other items for now; however, he noted it was open for discussion. When Cindy Behm asked who had provided that legal counsel, she received no response. Rebecca Martin stated that the requirement was outlined in the Ordinance, and Cindy Behm agreed that the Ordinance needed to be followed.

Mayor David Petty stated that while the Town appreciated the service the current attorney had provided, his background did not primarily focus on municipal law, and given the issues the Town was currently facing, the Town needed an attorney or a firm better equipped to handle those matters. He stated that several department heads expressed the need for an attorney specializing in municipal law, as well as an environmental attorney to assist with legal issues related to the wastewater plant.

Mayor David Petty made a motion to solicit recommendations for a new attorney or law firm from the Municipal Association of South Carolina (MASC) and the Appalachian Council of Governments (ACOG) for a replacement Town Attorney, while retaining the current general counsel during the process.

Jack Bellaire questioned the difference between tabling the matter now and soliciting recommendations for attorneys or firms, stating that either action would prolong the process.

Rebecca Martin seconded the Mayor's motion, and a vote was taken.

Mayor David Petty, Cindy Behm, and Rebecca Martin voted yes.

Jack Bellaire, Adam Crisp, and Phil McIntyre voted no.

The motion failed.

No action was taken on Jack Bellaire's request to table the item.

Proclamation - World Pancreatic Cancer Day

Mayor David Petty read the Proclamation for World Pancreatic Day in the record.

Action and Approval of 2026 Town Council Meeting Schedule.

Adam Crisp made a motion to approve the 2026 Town Council Meeting Schedule. Jack Bellaire seconded the motion, and all were in favor.

Resolution approving a donation to the Middle Tyger Community Center in the amount of \$1,000.00, for the food pantry to be distributed from the General Fund. (Jack Bellaire)

Adam Crisp made a motion to approve the Resolution authorizing a donation to the Middle Tyger Community Center for the Food Pantry. Cindy Behm asked the Town Attorney whether any

restrictions applied, and he confirmed that there were none. Phil McIntyre seconded the motion, and all were in favor.

First Reading of an Ordinance accepting the zoning reclassification of property located at 506 Charlotte Highway, Lyman, SC, 29365, Parcel Number 5-15-03-051.04 from General Industrial District, GI, to FRD, Flexible Review District, Zoning Classification.

Boiler Tube of America representatives presented their project to the Mayor and Town Council for consideration. After an extensive period of questions and discussion between Council and the representatives of Boiler Tube, Council Member Cindy Behm recommended that Town Council deny the zoning reclassification request for the property located at 506 Charlotte Highway, Lyman, SC.

Cindy Behm made a motion to deny the Ordinance accepting the zoning reclassification of property located at 506 Charlotte Highway, Lyman, SC 29365, Parcel Number 5-15-03-051.04, from General Industrial District (GI) to Flexible Review District (FRD). Mayor David Petty seconded the motion, and Cindy Behm requested a roll-call vote.

The Town Clerk called for the votes:

- David Petty – Yes
- Cindy Behm – Yes
- Jack Bellaire – No
- Adam Crisp – No
- Rebecca Martin – No
- Phil McIntyre – No

The vote was two votes to deny the zoning reclassification and four votes in favor of accepting the first reading of the Ordinance.

The first reading of the Ordinance accepting the zoning reclassification of 506 Charlotte Highway is approved.

An Ordinance to designate Vernon Street as a right-turn-only exit onto US Highway 29 during specified hours.

Phil McIntyre made a motion to accept the first reading of the Ordinance to designate Vernon Street as a right-turn-only exit onto US Highway 29 during specified hours. Jack Bellaire seconded the motion, and all were in favor.

Discussion and possible action pertaining to video/audio of Council Meetings. (Jack Bellaire)

After some discussion, Jack Bellaire stated that he believed the Town should investigate this matter further. The Town Administrator was asked to prepare an RFP to gather information on companies and available storage options.

Discussion and possible action pertaining to residential garbage pick-up. (Jack Bellaire)

Jack Bellaire stated that he would like to solicit bids for residential garbage pick-up. He believes it would save the Town money by looking into other options. The Town Administrator was asked to prepare an RFP to investigate options for garbage pick-up.

Executive Session

Mayor David Petty made a motion at 7:50 p.m. to go into Executive Session for the purposes of:

- Receipt of legal advice covered by attorney-client privilege.
- Discussion of negotiations incident to proposed contractual arrangements.

Adam Crisp seconded the motion, and all were in favor.

Mayor David Petty made a motion to come out of Executive Session at 8:42 p.m. Adam Crisp seconded the motion, and all were in favor.

No actions or votes were taken during the Executive Session.

Discussion pertaining to “Request to Appear before Council” as detailed in item 12 “A” of this Agenda.

There was no discussion on this subject.

Adjournment

Adam Crisp made a motion to adjourn at 8:43 p.m. Rebecca Martin seconded the motion, and all were in favor.