

MINUTES
Lyman Town Council Meeting
Monday, September 9, 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 6:00 p.m. by Mayor Glenn Greer.

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:

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

Absent:

Adam Crisp

Reading and Approval of Minutes from the Meetings of Town Council

- Regular Monthly Meeting - August 11, 2025
- Comprehensive Plan Workshop Meeting – August 13, 2025

Rebecca Martin made a motion to approve the Minutes from both meetings. Jack Bellaire seconded the motion, and all were in favor.

Announcement of Yard of the Month for September – Ridge Road and Adjacent Neighborhoods

- **Council Members Phil McIntyre and David Petty**

Council Member Phil McIntyre announced that Mr. and Mrs. Todd Peacock, 303 Stoddard Drive, received recognition for Yard of the Month for September. They were presented with the Yard of the Month sign.

Announcement of Business of the Month for September

- **Mayor Glenn Greer**

Mayor Glenn Greer announced that Carolina Fresh Farms, Ryan Hough, 12403 Greenville Highway, Lyman, S.C., is the Business of the Month for September and presented Mr. Hough with a Certificate of Recognition and a sign.

Proclamation – Constitution Week September 17 through September 23, 2025

A Proclamation was presented to Kathy Girouard, State Chair of the Joyce Scott Chapter, Daughters of the American Revolution, by Mayor Glenn Greer

Updates to Council:

A. FEMA Update

Noel Blackwell, the Town Administrator, advised Council that six (6) of the projects submitted to FEMA have been obligated (75% Federal, 25% State), with one (1) project not yet obligated.

B. Stormwater Drainage Pipes Investigation

Noel Blackwell, Town Administrator, updated the Mayor and Council regarding the stormwater drainage pipes investigation.

C. Alleyway Ownership

Noel Blackwell, Town Administrator, updated the Mayor and Council regarding the alleyway ownership.

D. Town Update: Any concerns

Council Member Rick Hellams:

Someone living in a truck or van in Mill Village, outside of a house.

Council Member Rebecca Martin:

Back Alley

- How did something pass when they did not know anything about it?
- Why weren't they notified, and let them vote on it?
- The alleys have always been maintained by the Town.
- If she blocks her back alley, no one could get through, so she does not own it.

Mayor Glenn Greer:

- Issue with some code enforcement on Rebel Ridge that was handled by staff.
- Contacted by Renovo to save on energy charges with lighting, etc.
- Commercial developers contacted him regarding interest in the mill site.

Council Member Jack Bellaire:

- Vernon Street: Making one-way street from Wade Hampton to Holly Springs due to accidents and dangerous cars coming across the median onto Wade Hampton.
- Purchasing or contracting someone to do street sweeping: Only main roads.
- Volunteer Spring Clean-up Day: Form a volunteer committee of 5-7 members. Using applications like zoning boards for volunteers and applications for areas that need to be cleaned. Led by Council Members to start doing something to make things look better. Asking churches or volunteer groups to participate

Council Member David Petty:

- Had a meeting with Wholespire coordinated by SNAP-Ed (Clemson), discussing that Town intersections are safe to cross when residents are walking on the rail trail and that the lights are all functioning. Livability and standards, healthier living, and an overall better quality of life for members.
- There were several discussions regarding the alleys, stormwater issues within the village, and the right-of-way related to stormwater runoff on Meadow Street.

Requests to Appear Before Council

A. Marie Karas, 32 Crescent Street, Lyman, SC

Mrs. Karas will address the Town Council about the Comprehensive Plan.

Mrs. Karas addressed Council concerning the Comprehensive Plan. She specifically feels like the downtown area needs immediate attention. She further said that Council should take a proactive approach to annexation. She requested that her statement be made as part of Minutes.

B. Andrew Karas, 32 Crescent Street, Lyman, SC

Mr. Karas will address the Town Council about Infrastructure.

Mr. Karas addressed Council concerning the Town's aging water and sewer infrastructure, presenting photos of his water filter as evidence of problems caused by old pipes. He further stated that the Town should be contacting the appropriate government agencies for assistance with the aging infrastructure. He also expressed concerns about the Town seeking to increase the FOIA fees and stated that there should be transparency with certain reports and financial documents. He requested that his statement and photos be made as part of Minutes.

C. Dillon Lindsay, 16 Upland Street, Lyman, SC

Mr. Lindsay will give a presentation regarding the historical use of the alleyways and easements on Upland Street.

Mr. Lindsay addressed Council concerning the Town's historical use and maintenance of the alleyways and requested that they be protected. He also requested that his statement be made as part of Minutes.

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

Rebecca Martin made a motion to approve the Treasurer's Report, and it was seconded by Phil McIntyre. The motion passed with all in favor, except for Rick Hellams, who was not present for the vote.

Department Reports

Police Department

Given by Chief Jay Hayes

Fire Department

Given by Steve Carpenter

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

New Business

Resolution approving the Lease Agreement between the Town of Lyman and Betty Hernandez for the premises located at 65 Groce Road, Lyman, South Carolina, and further authorizing the Town Administrator and/or the Mayor to execute the Lease Agreement.

Phil McIntyre made a motion to approve the Treasurer's Report. Rebecca Martin seconded the motion, and all were in favor.

Executive Session

Mayor Greer made a motion at 7:00 p.m. to go into Executive Session for the purposes of:

- Discussion of negotiations incident to proposed contractual matters.
- Discussion of receipt of legal advice protected by the attorney-client privilege.

Jack Bellaire seconded the motion, and all were in favor.

Mayor Greer made a motion to come out of Executive Session at 7:31 p.m. Rebecca Martin seconded the motion, and all were in favor.

No actions or votes were taken during the Executive Session.

Resolution approving amendments to the Town's Freedom of Information Act Policy and Fee Schedule.

Jack Bellaire made a motion to table this item. Phil McIntyre seconded the Motion, and all were in favor. The Resolution to amend the Town's Freedom of Information Act Policy and Fee Schedule has been tabled.

Discussion pertaining to "Requests to Appear before Council" as detailed in items 9 "A", "B", and "C" of this Agenda.

There was no discussion regarding this matter.

Phil McIntyre made a motion to accept a bid from the Request for Proposal (RFP) submitted by Brite Lite Décor, in the amount of \$44,210.00, to be paid from the Hospitality Fund, for Holiday Lighting and Decorations Installation services, for an initial term of three (3) years. Jack Bellaire seconded the motion, and all were in favor. The Town Clerk will prepare a Resolution for the Mayor to execute.

Adjournment

Phil McIntyre made a motion to adjourn at 7:33 p.m. Rebecca Martin seconded the motion, and all were in favor.