



301 McCall Street  
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**Commissioners**  
Jeffery M. Howell - Chairman  
Perry J. Williams  
Eugene G. Gibson  
  
Marc Regier  
General Manager

**MINUTES OF THE MEETING OF THE COMMISSIONERS OF PUBLIC WORKS**  
**April 27, 2026**

Meeting Location: 301 McCall Street, Greer, SC 29650

**REGULAR SESSION**

Greer Commission of Public Works met in **Regular Session**. The Commissioners of Public Works assembled for their regular meeting at 12:30 PM in the boardroom of the administrative and operations complex.

Commissioners present were: Chairman Jeffery M. Howell, and Commissioner Eugene G. Gibson, and Commissioner Perry J. Williams.

Others present: General Manager Marc Regier, Finance Manager Angela Karcher, Operations Manager Tim Baker, Public Information Coordinator Alison Rauch, Engineering and Planning Manager Brendan Crawford, Customer Engagement Manager Ashley Boerger, Reno Deaton from the City of Greer, Daniel Rodier, Marvin Mulder, James Pedri; Lake Robinson neighbors, and Board Secretary Maria Camarena.

The Greenville News, Greer News, and the Spartanburg Herald Journal were notified of the meeting by email on April 24, 2026 at 8:42 AM.

Mr. Howell called the **Regular Session** to order at 12:30 PM.

**INVOCATION**

Mr. Gibson offered the invocation.

**PUBLIC COMMENT**

Mr. Daniel Rodier, Marvin Mulder, and James Pedri addressed the board on behalf of 17 adjacent homeowners to request that a strip of land between their properties and Lake Robinson be deeded to them as originally intended, rather than designated as public access to satisfy open space requirements. They stated they believe the current public use is causing significant disruption and noncompliance with shoreline policy, and recommended the required open space be allocated elsewhere within the development. They want to make the Commissioners aware of the situation as it will go to the city council, and they will be the ones to ultimately decide what happens to that land.

**MINUTES OF THE MARCH 23, 2026 MEETING**

Mr. Williams made a motion to approve the minutes of the March 23, 2026 meeting. Mr. Gibson seconded. A roll call vote followed. Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried. The minutes were approved as written.

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## **FINANCIAL REPORT**

Finance Manager Angela Karcher presented the Financial Report for the period ending March 2026.

Mr. Gibson made a motion to accept the financial report as information and Mr. Williams seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

## **PROJECT/DEVELOPMENT UPDATE**

Mr. Crawford reported on:

- **Residential Dwelling Unit Summary**
- **Victor Park Apartments**
- **Towns at Abner Creek**
- **MapleCreek WWTP Improvements**
- **Greer Highschool Pump Station**
- **O'Neal Village Phase 6**
- **Alexander Place**
- **Arlington Commons**
- **Self-Healing Team**
- **Brookside Farms Phase 2A & 2B**
- **Hickory Ridge**
- **Greer Prisma-Medical Park**
- **City of Greer Sports Complex**
- **Woodward**
- **Roslyn Manor Phase 1**
- **Benjamin's Grove Phase 2B**
- **Heritage Landing**
- **Enoree Village**
- **The One at Taylors**
- **Endpoint Replacement Project**

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### **APPROVAL OF 2025 AUDIT**

Mrs. Karcher introduced Mr. Grant Davis of Mauldin & Jenkins to present a summary of the 2025 Financial Audit. Mr. Davis stated that the Audit Opinion from their firm was unmodified (Clean Opinion). Mr. Davis stated that for 2025 Greer CPW had \$116,712,237 million in Operating Revenues and \$107,294,192 million in Operating Expenses (with \$12,068,389 million in depreciation) with a \$21,683,452 million increase in net position. A discussion followed.

Mr. Gibson made a motion to accept the 2025 Financial Audit as information as presented, and Mr. Gibson seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

### **APPROVAL OF BOND RESOLUTION 3-2026**

Mr. Regier and Mrs. Karcher are requesting approval to issue Bond Resolution 3-2026 in an amount not to exceed \$33 million to fund utility system improvements. This will go to the City Council on April 28, 2026 for concurrence if approved by the Commissioners. Funding is expected in mid-July. A discussion followed.

Mr. Gibson made a motion to approve Resolution 3-2026, and Mr. Williams seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

### **PHMSA GRANT COMMITMENT LETTER**

Mr. Regier is requesting permission to sign paperwork to apply for a PHMSA grant and associated matching funds. This application is due before the next Commission Meeting. We have applied before, but the grant was not funded. This grant funds will be used to replace old gas lines. A discussion followed.

Mr. Gibson made a motion to allow Mr. Regier to sign paperwork for the PHMSA Grant, and Mr. Williams seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

### **COIN/CHANGE POLICY**

Mr. Regier and Mrs. Boerger presented a policy change to round customer bills to the nearest \$0.05 because pennies are no longer available through Bank of America. Balances under \$5 will not incur late fees or result in disconnection. Customers will have discretion to round up or down. Staff will give at least two months' notice, with implementation targeted for July 1 and will update the customer handbook. A discussion followed.

Mr. Gibson made a motion to approve coin/change policy, and Mr. Williams seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

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**GENERAL MANAGER COMMENTS**

Mr. Regier had no additional comments

**EXECUTIVE SESSION**

At 2:01 P.M., Mr. Williams made a motion to go into Executive Session to discuss contractual matters involving energy supply and to discuss the proposed purchase of property, pursuant to SC Code Section Ann. 30-4-70(a) (2). Mr. Gibson seconded. The roll call vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried.

At 3:23 PM. Mr. Howell called the Commission out of Executive Session.

Mr. Howell stated during Executive Session they considered the above matter, and no action was taken.

**ADJOURNMENT**

With no further business, Mr. Gibson made a motion to adjourn. Mr. Williams seconded. The vote was as follows: Mr. Williams voted yes. Mr. Howell voted yes. Mr. Gibson voted yes. The motion carried, and the **Regular Session** adjourned at 3:24 PM.

  
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Jeffery M. Howell, Chairman

  
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Maria Camarena, Board Secretary

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