

GREENWOOD CITY COUNCIL

August 7, 2006 - 5:32 p.m.

**MINUTES**

---

PRESENT Council Members: Mayor Nicholson, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams and Barbara Turnburke; City Manager; and Assistant City Manager.

Niki Hutto entered into the meeting at 5:55 p.m.

ABSENT City Clerk and City Attorney

---

CALL TO ORDER The meeting in Council Chambers was called to order by Mayor Nicholson at 5:35 p.m. and he welcomed everyone to the meeting.

The Mayor then gave the invocation.

---

STATEMENT AND QUORUM Mayor Nicholson read the following statement, "In accordance with the Freedom of Information Act, Chapter 4, Title 30, Code of Laws of South Carolina, 1976, an agenda has been posted on the front door of City Hall and notification of this meeting has been given to the news media."

The Mayor then asked the Assistant City Manager, Charles Barrineau, if a quorum was present. He said, "Yes sir, Mr. Mayor."

---

CONSIDER Under New Business, Mayor Nicholson read the first item and recognized the Assistant City Manager.

Acceptance of  
Bids for New  
Phoenix /  
Pressley Street  
City Parking  
Lot and  
Allocation of  
City Funds for  
Construction.

CHARLES BARRINEAU "Mr. Mayor and Members of Council, if you recall in 2004 Council authorized staff to purchase approximately .95 acres on the corner of Pressley and Phoenix Street, next to Rick's Café, in the Uptown Special District.

The City's project engineer, Davis and Floyd, has developed a parking lot design for the one-acre tract. We have received construction bids for the project.

This is the actual design that Davis and Floyd and City staff worked to come up with (pointing at the overhead). The design meets your new landscaping ordinance. There is extensive sod, trees, small shrubs, ornamental flowers and irrigation. One other noted item is the area in the center (pointing). This will be the City of Greenwood's first installed bio-retention cell. We're working with our engineers to install a Best Management Practice storm water device that is recognized by DHEC, EPA and other regulating entities. Instead of using the standard storm water piping system, we'll actually try to collect and infiltrate the water through that retention cell in the middle (pointing).

Two bids were received for this project. The low bid was by Satterfield Construction in the amount of \$94,925.00. It is the opinion of the City staff that this is a qualified bid. Also, we would recommend Council take funding for this project out of your Community Development Fund.

This project has great potential for assisting economic development on the eastern side of the Uptown Square. Obviously, it serves to enhance Rick's Café and numerous merchants, including Uptown Family Practice, that presently utilize this parking area. The proposed design includes 58 parking spaces. There will also be stairs leading down to Rick's parking area that will include lighting. So at night, if he has anything, those stairs will be lit. There will also be a walk area and three handicap spaces on the northern end of the project (pointing). There is one access into the parking lot off of Phoenix. The lot will also be connected to the private parking lot owned by Greenwood Development behind the Chamber of Commerce.

Again, we would ask Council to consider moving this forward. It's our understanding that Satterfield is ready to move now. If it is approved by Council, we will begin notifying all the individuals that use this area and work out arrangements for them to park in other areas of downtown."

JOHNNY WILLIAMS

"Can you leave Rick's parking lot through there? That's what 90% of the people do when they can't find a parking place."

CHARLES  
BARRINEAU

"There will not be a connection to Rick's."

MAYOR NICHOLSON "But there will be a walkway?"

CHARLES BARRINEAU "Yes, there will be a walkway. They can actually leave Rick's and come into this parking lot or come into this parking lot first and then walk to Rick's."

STEVEN BROWN "The staff of Greenwood Mills told us that, either through plantings or means, they intend to block that passageway into their lot. When we purchased the land from them, they gave us the legal easement into their parking area so that we can use their ingress and egress from their parking lot."

CHARLES BARRINEAU "We're currently negotiating with Bowers Rodgers to use their open grass area temporarily."

STEVEN BROWN "We've had some folks to ask us if we're going to charge a parking fee. We have told them that, up to this point, there has been no discussion."

BETTY BOLES "How many parking facilities will that area accommodate?"

CHARLES BARRINEAU "I think it's about 58."

STEVEN BROWN "I'd rather have 55."

MAYOR NICHOLSON "Now, what about Chandler Utilities?"

CHARLES BARRINARU "They also put in a second bid."

MAYOR NICHOLSON "Okay. Theirs was \$151,000 but Satterfield, was the lowest."

CHARLES BARRINEAU "Yes."

STEVEN BROWN "When we get this done, we would like to consider prohibiting on-street parking because there is a lot of traffic congestion. Once the lot is built, there will be ample parking available. While we don't have the recommendation now, that's something we may want to see if it's feasible, especially in that curve."

CHARLES BARRINEAU "I did want to note that the contract with Satterfield only includes a small amount of landscaping but mostly concrete and asphalt work. Actually, most of the landscaping, lighting and irrigation portions are going to be contributed by the CPW and the City's existing budget."

We're only asking for community funds to cover the actual Satterfield contract, while our staff will be doing the landscaping."

MAYOR NICHOLSON "Originally, what did we estimate this to cost?"

CHARLES BARRINEAU "Satterfield's bid is actually what we estimated the cost to be in 2003. We thought this project would have much higher bids considering construction costs have increased."

STEVEN BROWN "We estimated about \$100,000 to \$110,000, but we were pleasantly surprised."

MAYOR NICHOLSON "Do I have a motion?"

BETTY BOLES "When is the closing bid?"

MAYOR NICHOLSON "It's closed. These were the only two bids to come in."

CHARLES BARRINEAU "We sent information by mail to all the local entities that we've done work with notifying them of this project."

JOHNNY WILLIAMS "And the lowest bid is Satterfield?"

CHARLES BARRINEAU "Yes, sir."

Motion to approve was made by Johnny Williams, seconded by Herbert Vaughn to accept the bid from Satterfield Construction Company for the construction of the Phoenix/Pressley Street parking lot with community development funds.

MAYOR NICHOLSON "Are there any questions or further discussion? All in favor raise your right hand. So moved."

Motion passed unanimously.

---

CONSIDER

Mayor Nicholson read the second item and recognized the Assistant City Manager."

Resolution No.  
06-005

Authorizing the  
City Manager to  
Accept a S.C.  
Department of  
Commerce Rural  
Infrastructure  
Opportunity  
Grant for  
Maxwell Avenue  
and Provide  
Funding from  
the City of  
Greenwood.

CHARLES  
BARRINEAU

"Mr. Mayor and Members of Council, I'll try be as brief as possible but I want to give you as much information on the proposed Maxwell Avenue project. We have received notice from SC Commerce that we're one of three communities to receive an opportunity grant in the amount of \$934,763. This is a two-year process using State dollars. We will follow our local procurement code.

We could not have obtained this grant without the cooperation of our many partners. The CPW Commissioners, Metropolitan District, Uptown Greenwood Development Corporation, property owners along Maxwell Avenue, and Greenwood Chamber of Commerce each propose to contribute money for this project. I'll be happy to answer any questions you have about the actual grant itself or the information that I have provided you.

I'll give you a brief overview of the Hospitality Tax dollars City staff is asking you to provide as a match for this grant. We are asking City Council to leverage \$500,000 in hospitality tax revenue to pay for various things, including \$105,000 for the sewer line upgrade on Maxwell Avenue. The total estimated cost for that sewer line is \$468,000, and the remainder of that is coming from Greenwood Metro.

Also, out of the Hospitality Tax, a little over \$113,000 will be used to upgrade the water line on Maxwell Avenue. We will include funding for engineering and design of the streetscape on Maxwell at a little less than \$100,000, along with resurfacing once the project is fully completed.

As noted in the Resolution, State Law specifically says that local hospitality tax will be used for highways, roads, streets, bridges and the like in providing access to tourist designations. The water, sewer, and streetscape construction on Maxwell will serve the tourism related demand of the Emerald Triangle Arts and Cultural District. Therefore, we believe that these are qualifying expenditures of hospitality tax funds."

MAYOR NICHOLSON "Okay. When did you say these projects are to be paid?"

CHARLES BARRINEAU "It'll be various times between now and late Fall of 2007. Our first payment from hospitality tax funds for this project may be as early as November of this year and a final payment around August of 2007."

STEVEN BROWN "Mr. Mayor, if you approve the total amount to be expended over two years, it would not handicap City Council by obligating all of your money and not be able to fund other worthy projects. By the end of the first year, we would still have sufficient funds to fund other projects. About half of this match will probably come out of your second year of hospitality tax. So I think it's important that you're not 100% obligated to where you cannot entertain a special project."

MAYOR NICHOLSON "Do I have a motion?"

Motion was made by Betty Boles, seconded by Barbara Turnburke.

"Are there any questions or further discussion? All in favor raise your right hand. So moved."

The motion passed unanimously.

---

CONSIDER

Mayor Nicholson read the third item and recognized the Assistant City Manager.

Staff  
Recommendations  
for  
Engineering,  
Landscape, and  
Architectural  
Design Services  
for Uptown  
Phase IV -  
Maxwell Avenue.

CHARLES  
BARRINEAU

"Mr. Mayor and Members of Council, I would like to provide you with a brief overview of this exciting project we are beginning on Maxwell Avenue. The project will involve, obviously, infrastructure. CPW and Metro will be developing plans to upgrade the water and sewer. We will also implement streetscape and façade improvements. The buildings shown here (pointing) are those proposed for façade improvements.

There are actually three phases of façade improvements. Phase I includes the buildings that back up to Oregon Avenue such as the Dixie Hardware building and the buildings that front Main Street such as the Floral Case, Gentlemen's Choice, and McCaslan's. Phase II will include Thayer's and the old thrift store owned by Greenwood Development. Phase II (pointing) will also include all the buildings down to Embarq, previously Sprint. The third phase will begin at Greenwood Glass and go all the way down to the E.S. Moon Martial Arts studio. The rears of the buildings on the lower block of Maxwell Avenue are not included in this grant application. That may be something that we'll entertain in the future.

We believe that it is important to begin the façade improvements along Oregon to coincide with the completion of the renovations to the Federal Building and Community Theater. That's why we would like to start there. Secondly, there are a number of proposed private investment projects in Phase II that are ready to move forward now. We are proposing the lower block of Maxwell for Phase III. SC Commerce prefers we bid façade phases together in an attempt to obtain a better construction bid.

Tonight, we would ask you to consider awarding

professional service contracts for this project.

Again, to select professional services we must follow our local procurement code. Your local procurement code allows you to select professional services not necessarily based on the lowest bid, but on other important factors that Council may deem appropriate. Typically, we make every effort to select service providers located in Greenwood.

The first company staff recommends is Davis and Floyd. They are located in Greenwood and have actually assisted the City for many decades providing an extensive knowledge of engineering services. They actually just designed the parking lot that you approved and provided engineering services for ongoing Uptown improvements Phase I, II, and III. We have 100% confidence in their staff and their ability to provide the engineering services for this project. We anticipate the engineering and landscaping services to be about \$62,000. Brent Robertson is representing Davis and Floyd tonight if you have any questions.

If Council approves, Davis and Floyd will be subcontracting with Robertson Landesign. Yancey Robertson, who is here tonight, has offices in Uptown Greenwood. He actually designed the landscaping for the area in front of the existing library, so he's been very involved in our downtown projects for many years. He is the landscape architect on record for Uptown improvements Phase I, II, and III

The third company that we would like for you to consider is Furman Architects. Courtney Furman and Lee Dorn are here tonight representing Furman Architects. Furman Architects are located in downtown and they have extensive experience in historical design. They have designed numerous medical complexes and are also working on a number of projects at Lake Greenwood. When we asked our building inspectors and our Planning staff to comment on Furman Architects, they replied that Courtney and his staff provide attention to detail. This will be very important to the façade improvement project.

Before you make your decision, I wanted to make one item known for the record. Courtney Furman has placed a contract to purchase a building within the proposed Emerald Triangle area. The current property owner Courtney is negotiating with is aware of the City's grant application. Courtney has been trying to purchase a building on Maxwell for many years and it just so happen that he was able to negotiate a contact about the same time as our grant award. We provided this information to

the Department of Commerce and made them aware we are recommending the City engage Courtney's services. They have agreed that we would not reimburse Furman Architects for any design work for the building Courtney intends to purchase. However we can allow Courtney to participate in the façade program. Courtney would be required to follow the same procedures as the other property owners along Maxwell. I wanted to make sure Council was aware of this information.

In conclusion, staff recommends you enter into contracts for professional services with Davis and Floyd and Furman Architects."

MAYOR NICHOLSON

"Okay. You all heard the presentation coming from the Assistant City Manager concerning the engineering, landscaping and architectural design for Maxwell Avenue. Do I have a motion?"

Motion was made by Barbara Turnburke, seconded by Niki Hutto.

"Are there any questions or further discussion?"

BETTY BOLES

"How did he say that Yancey Robertson ties in to all of this?"

CHARLES  
BARRINEAU

"Yancey Robertson is the landscape architect who will actually be a subcontractor of Davis and Floyd. He will actually develop the landscape design. Davis and Floyd's engineers will review his design and add other features to final plan and prepare the necessary construction documents."

MAYOR NICHOLSON

"Are there any other discussion or questions? All in favor raise your right hand. So moved."

Motion passed unanimously.

"I would like to say that it is great when we can support local businesses in our community. It's important that, when you have projects like this, they're right here and accessible to you. It's also great that we have businesses to fill those empty boxes on Maxwell because that's what we're looking to do."

---

RECEIVE

Mayor Nicholson read the fourth item and recognized the Assistant City Manager.

An Update  
Regarding City  
Center Master  
Plan Projects.

CHARLES  
BARRINEAU

"We've actually started turning dirt in Phase I, the South Main Project. We're about two weeks into that project and, hopefully, will be completed in another 45 days. Phase II is the Crosswalk Project. We have been asked to delay this phase by SCDOT to next summer. If you recall, we mentioned to Council that the South Carolina Department Of Transportation submitted a contract for the resurfacing of Main Street. The bids came in too high. They plan to rebid it in the Fall and anticipate resurfacing Main Street during the Summer of 2007. It was the opinion of South Carolina Department Of Transportation that, if they brought in the resurfacing equipment, it could damage the crosswalks. The grant for this project has a two year expenditure period therefore there is no major impact in delaying the project.

We're moving forward with Oregon Avenue, Phase III. The tap for the waterline was made on Friday and you will see dirt turned for the water construction over the next few weeks. We also have an initial streetscape design for Oregon to show you tonight. We initially asked Davis and Floyd to come up with a one-way and two-way traffic design. The one-way design gave us seven additional parking spaces. After looking at it with a couple of property owners, we didn't feel the addition of seven parking spaces was enough to overcome the confusion that would be created by changing to a one-way street, so we're now looking at maintaining the existing two-way street. There may be some ways to add angled parking, however.

Each area through here where you see a lot of black (pointing at the overhead) is actually what is termed a 'bump-out' where there will hopefully be a tree, decorative lamp post, benches, a trash can or other similar devices that will encourage pedestrian traffic. I'll be glad to answer any questions that you have about Oregon. It's my guess that sewer construction will begin on Oregon in the next 60 days.

I'll be glad to answer any questions."

MAYOR NICHOLSON "Okay. Are there any questions for Charlie? Thank you for that update."

---

CONSIDER Mayor Nicholson read the last item and recognized the Assistant City Manager.

Allocation of  
City Funds to  
Support a  
Concert in  
Uptown  
Greenwood  
Saturday,  
August 26<sup>th</sup>  
Welcoming Back  
Lander  
University  
Students.

CHARLES BARRINEAU "Mr. Mayor and City Council, if you recall, Ian Morris is the gentleman that produced the Homemade Genius Concert a month ago. He is interested in a concert in Uptown to welcome back Lander University students to Greenwood. This concert will actually be marketed to many colleges in the region, so we feel it has the potential of actually bringing people into Greenwood. At this point, Ian is negotiating with approximately six bands to play at our fountain parking lot from approximately 4 o'clock in the afternoon until 11 o'clock in the evening of Saturday August 26. We anticipate funding to come from Lander University and he also plans to secure funding through numerous sponsorships. He estimates that he is going to need around \$1,500 from the City to promote the event. We also must provide insurance for this event, since it's on City property. While it is for Lander, I think you will see a number of area colleges, probably as far away as the University of Georgia in Athens, coming to this area since most of the bands will come from the Athens area.

I'll be glad to answer any questions that you have."

NIKI HUTTO "Are they going to market to Erskine and PC (Presbyterian College)?"

CHARLES BARRINEAU "They will. As a follow-up to the first Homemade Genius series that you authorized, we thought it was a wonderful event. We had a few minor problems that we fully anticipated. It was an overwhelming success with approximately 750 to 1,000 people at the end when the last headlined band performed.

It was probably the youngest crowd that we've had in downtown since I've been with the City. It was a very diverse crowd and all the businesses did quite well.

The Inn on the Square sponsored the first concert and they also are sponsoring this proposed concert. They're the host hotel and are assisting Ian with providing rooms for the bands. The City will provide security for this event and there will be no alcohol on City property during."

MAYOR NICHOLSON "Okay. Do I have a motion?"

A motion was made by Niki Hutto, seconded by Barbara Turnburke.

"Are there any questions or further discussion?"

BETTY BOLES "What type of bands are these?"

CHARLES BARRINEAU "Just one note, Mayor. If you recall in February, Council authorized up to \$20,000 in hospitality taxes for City events. That's where these funds will come from. I can tell you that the headline band's name is Mouser. They are a college age alternative band. One of the local bands playing is the Standup Beans."

NIKI HUTTO "Don't they call it Indy music?"

CHARLES BARRINEAU "A lot of this music is called Indy or alternative."

LINDA EDWARDS "There is actually a band named Carnal Knowledge and the Lickety Splits. I'm serious! There is actually a band named that."

BETTY BOLES "That's why I was wondering what kind of music it is."

MAYOR NICHOLSON "Are there any more questions or discussion? All in favor raise your right hand. I'm going to abstain from voting because I'm affiliated with Lander University."

Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams and Barbara Turnburke voted in favor of this request. Mayor Nicholson abstained because he is employed at Lander University.

Motion passed.

"Okay, that's our last item that we have under the business part of our meeting. Again, I want to thank you all for coming. I know some of you will be remaining for the work session that we have with the members of the City Accommodations Tax Advisory Committee. The business meeting is adjourned."

Meeting adjourned at 6:05 p.m.

---

Floyd Nicholson, Mayor

ATTEST:

---

City Clerk and Treasurer