

GREENWOOD CITY COUNCIL

February 23, 2015 - 5:38 p.m.

MINUTES

PRESENT

Council Members: Mayor D. Welborn Adams, Linda Edwards, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant City Manager Julia Wilkie, City Clerk Steffanie Dorn, and City Attorney Adam Bacot; Brian King of GwdToday.com and Colin Riddle of the Index Journal.

Niki Hutto entered the meeting at 5:39 p.m.

CALL TO ORDER

Mayor Adams called the meeting in Council Chambers to order at 5:38 p.m.

Invocation was given by City Manager Charles Barrineau.

STATEMENT AND
QUORUM

Mayor Adams 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."

City Clerk Steffanie Dorn confirmed that a quorum was present.

PUBLIC
APPRECIATION

Mayor Adams recognized the City of Greenwood Commissioners of Public Works (CPW) and other electrical companies' efforts to help restore power to area residents after the ice storm last week.

Councilor Niki Hutto entered the meeting at 5:39 p.m.

APPROVAL OF
CONSENT AGENDA

Mayor Adams asked for a motion to approve the consent agenda.

A motion to approve the consent agenda was made by Ronnie Ables, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-001 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 14-020) by Rezoning Three Unaddressed Parcels of Land Located on By-Pass 25 SE Totaling Approximately 40.06 Acres from GC (General Commercial) to IP (Institutional Professional).

Under Unfinished Business, City Manager Charles Barrineau reviewed Wesley Commons' request to rezone three unaddressed parcels located on By-Pass 25 SE from General Commercial to Institutional Professional, the same zoning classification designation as their campus.

A motion to approve Ordinance No. 15-001 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

(2nd reading)

CONSIDER

Ordinance No. 15-002 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 14-020) by Rezoning One Parcel of Land Located at 310 Durst Avenue Totaling 1.84 Acres from NC (Neighborhood Commercial) to LIW (Limited Industrial Warehousing).

City Manager Charles Barrineau reviewed the request to rezone 310 Durst Avenue to Limited Industrial Warehousing to allow fabrication and assembly on the site. He informed Councilor Betty Boles that there was no change in the language because State Law doesn't allow spot zoning.

A motion to approve Ordinance No. 15-002 was made by Niki Hutto, seconded by Johnny Williams.

The motion passed unanimously.

(2nd reading)

CONSIDER

Ordinance No. 15-003 Amending Ordinance 03-010, Zoning Ordinance, Chapter 3, Section 3.3.4.2. Additional Conditional Uses Allowed in GC (General Commercial).

City Manager Charles Barrineau reviewed the proposed Zoning Ordinance text change to add a new use classification system under General Commercial for Live-Work units.

A motion to approve Ordinance No. 15-003 was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

(2nd reading)

CONSIDER
 Ordinance No. 15-004 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Three Parcels of Land Located at 3,7, and 14 Oak Haven Court Totaling .85 Acre from R10 (High Density Residential) to IP (Institutional Professional).

City Manager Charles Barrineau reviewed the request from ATP Enterprises LLC to rezone three parcels of land to Institutional Professional that will allow group homes with a classroom setting.

A motion to approve Ordinance No. 15-004 was made by Linda Edwards, seconded by Betty Boles.

The motion passed unanimously.

(2nd reading)

CONSIDER
 Ordinance No. 15-005 Amending Ordinance 03-010, Zoning Ordinance, Chapter 3, Section 3.3.5.2.1. Additional Conditional Uses Allowed in CC (Core Commercial).

City Manager Charles Barrineau reviewed the proposed text change to the Zoning Ordinance for the most recent adult day care conditional use allowed in Core Commercial. This amendment will not allow any adult day care centers within the Uptown square.

A motion to approve Ordinance No. 15-005 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed 6-0.

Mayor Adams did not vote due to a conflict of interest.

(2nd reading)

CONSIDER

Ordinance No.
15-006 Annexing
Property Owned
by Abney
Memorial Baptist
Church.

(1st reading)

Under New Business, City Manager Charles Barrineau discussed Abney Memorial Baptist Church's request to annex their property into the City Limits.

DISCUSSION:

Councilor Kenn Wiltshire inquired if the adjoining insurance company will be a part of this annexation. City Manager Barrineau confirmed that it is still a part of a donut hole located in the County although it is surrounded by City property.

Councilor Linda Edwards inquired the proximity of the property from Emerald High School. City Manager Barrineau noted that the location is below the high school and the church and will be moving in that area.

A motion to annex property owned by Abney Memorial Baptist Church was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Resolution No.
15-003 Approving
Financing Terms.

City Manager Charles Barrineau recognized City Clerk and Finance Director Steffanie Dorn who discussed the bids for a capital lease project to include the following equipment: a front loader truck for the Sanitation Department, a new tractor for the Public Works Department, and some new servers and software required for the IT Department. Of the five bids submitted, First Citizens Bank & Trust offered the lowest rate at 1.34% for a four year lease. She recommended that Council approves that option through the resolution.

A motion to approve Resolution No. 15-003 was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Acceptance of
Bid for
Construction of
Uptown Farmers
Market.

City Manager Barrineau discussed the rebid results for the Uptown Farmers Market with changed design elements. All the buildings will have the metal roof panels, same original height, two cupolas on each end, Velux skylights, the interactive water feature, decorative fencing on the backside, along with the removal of unsuitable soil. Eight bids were submitted with the lowest of \$2,129,000 coming from Melloul-Blamey Construction of Greenville.

City Manager Barrineau reviewed the overall budget that included a targeted \$3 million Hospitality Tax Bond, \$250,000 from The Rasmussen Foundation, and \$100,000 from Greenwood County for the first phase of parking, totaling \$3,350,000. Although it doesn't include the CPW in-kind contribution, the total expenses for this project will be \$3,471,603 which is 4% over the targeted expenditure amount. If Council awards this contract, an amendment to the Hospitality Tax budget for an additional \$121,603 with \$88,175 of extra features (geotech services, fiber optics, security cameras, a call box, sound and media, ice machine, benches, tables, chairs, and bike racks) will be needed to get the core up and running.

DISCUSSION:

Councilor Niki Hutto inquired if the future budget amendment will include the additional \$88,175 or will there be a wait for any possible overall project overrides. City Manager Barrineau noted that he'd like to have an indication from Council that the efforts will be supported.

Councilor Boles inquired about the length of notification for the rebid and if outside tables and chairs are a necessity. City Manager Barrineau noted that bids were out for 30 days and the local contractors had higher bids while four companies didn't submit any at all. The placement of tables, chairs, and bike rack can also be used for restaurants and visitors of the water feature. Councilor Hutto stated that having the market as a multi-purpose destination will require visitors to come and stay a while.

Councilor Wiltshire inquired if the sound system will be used for entertainment. City Manager Barrineau noted that bands will bring their own sound equipment. The Market's system will be used for instructional purposes.

Councilor Edwards agreed to vote on the Uptown Farmers Market construction rebid but thought Council should discuss additional expenses further to convince people that this is not being financed by their tax money when other parts of the City needs help.

A motion to accept the bid for the Uptown Farmers Market construction was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER
Greenwood County
Transportation
Committee Paving
List of Streets
for 2015.

City Manager Barrineau requested Council's permission to submit a list of residential and commercial streets to the Greenwood County Transportation Committee (CTC) at a total of \$279,545.

A motion to submit a list of streets to the CTC was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER
Architect for
Uptown Arcade
Project.

Before City Manager Barrineau discussed the Uptown Arcade Project, Mayor Adams announced that he will not preside over this item and, along with Kenn Wiltshire, abstain from voting on this agenda item and Mayor Pro Tempore Ronnie Ables presided.

City Manager Barrineau wanted to know if Council wanted to proceed in engaging an architect to help lead the City through the Uptown Arcade Project. He recommended DSP Architects (Steve Dorn), based on what they presented to keep the City within budget, and suggested Council should have a definite budget that they're willing to spend.

Councilor Johnny Williams preferred the arcades be removed and asked if any of the Uptown property owners have been contacted. City Manager Barrineau acknowledged that he won't speak to any of the property owners until an architect is chosen. Councilor Hutto suggested they be mindful of 2nd floor access if arcades are removed.

Councilor Hutto supported hiring an architect but she didn't like DSP's rendering. She also inquired if changing the arcade was a safety issue. City Manager Barrineau noted that, other than the maintenance of what's already in place, there are water and structural issues that can't be ignored.

Councilor Ronnie Ables doesn't think the City should spend money on the arcades because store owners should finance and maintain them.

A motion to table the selection of an Uptown Arcade Project architect for more information and new ideas was made by Betty Boles, seconded by Johnny Williams.

Those who voted in favor were Linda Edwards, Betty Boles, Johnny Williams, and Ronnie Ables. Niki Hutto voted against. Mayor Adams and Kenn Wiltshire abstained due to a conflict of interest.

The motion passed 4-1.

CONSIDER

Allocating Funds
to Complete
Railroad
Historical
Center Project.

City Manager Charles Barrineau reminded Council of their decision to allow City staff to engage North Carolina environmental containment firm, CCI Inc., to remove lead material from the engine and other components at the Railroad Museum. He asked Council to consider allocating \$299,950 to complete interior and exterior paint removals from all railroad cars. Stacey Thompson raised \$276,500 in private and grant funding, not including the City's letter of intent to pledge a \$150,000 match if the Museum is rewarded the grant. The total investment is \$676,450 with a \$300,000 shortage needed from the Hospitality Tax budget. The City Manager informed Council that a budget amendment will be required for interior and exterior cleanings of all seven railroad cars.

A motion to allocate \$299,950 of Hospitality Tax for the cleaning of seven railroad cars was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER City Manager Charles Barrineau requested Council to enter into Executive Session to discuss a legal matter.

Executive Session to
Discuss a Legal Matter. A motion to enter into Executive Session was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

The meeting recessed at 6:19 p.m.

The meeting reconvened at 6:53 p.m.

CITY COUNCIL There were no comments at this time.
COMMENTS

CITY MANAGER There were no comments at this time.
COMMENTS

ADJOURNMENT A motion to adjourn the meeting was made by Kenn Wiltshire, seconded by Niki Hutto.

Mayor Adams adjourned the meeting at 6:53 p.m.

ATTEST:

D. Welborn Adams, Mayor

City Clerk and Treasurer