

GREENWOOD CITY COUNCIL

April 20, 2015 - 5:29 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, City Clerk Steffanie Dorn, City Police Chief Gerald Brooks, City/County Planning Director Phil Lindler, and City Public Works Director Billy Allen; Brian King from gwdToday.com and Colin Riddle from the Index Journal.

City Councilwoman Niki Hutto entered the meeting at 5:38 p.m.

ABSENT Assistant City Manager Julia Wilkie.

CALL TO ORDER After the invocation was given by City Councilor Linda Edwards, Mayor Adams called the meeting in Council Chambers to order at 5:29 p.m.

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.

City Manager Barrineau requested Department Heads to introduce their new staff to City Council:

Angela B. Humphreys - Finance
Kirby A. Claphan - Police
Eugene R. Yarochowicz - Public Works
Clint Price - Public Works

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 Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

RECOGNIZE

LaSean Tutt
from Dreams
with Open Arms,
Inc.

Under Public Appearances, City Manager Charles Barrineau recognized LaSean Tutt who brought awareness of more work needed to prevent teen pregnancies in Greenwood. The teen birthrate in Greenwood County per capita is still high, costing \$2.8 million of the \$166 million State total, even though there has been a 46% decline within the State.

DISCUSSION:

Councilor Kenn Wiltshire inquired where South Carolina ranked in the nation. Mrs. Tutt confirmed that the State ranked 11th in the United States for teen pregnancy.

Councilor Edwards inquired of Greenwood's rank for the State. Ms. Tutt stated that Greenwood ranked 16th out of 46 counties in South Carolina.

Mayor Adams presented her with a proclamation declaring May as Teen Pregnancy Prevention Month.

RECOGNIZE

Becky McIntosh
of Healthy
Learners.

City Manager Charles Barrineau recognized Becky McIntosh who was absent.

Councilor Niki Hutto entered the meeting at 5:38 p.m.

CONSIDER

Ordinance No. 15-010 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning One Parcel of Land Located at 209 Booker Street Totaling .35 Acre from R7 (High Density Residential) to NC (Neighborhood Commercial).

(1st reading)

Under Public Hearings, City Manager Charles Barrineau recognized City/County Planner Phil Lindler who discussed the rezoning request for a barber/beauty shop and a small community center at 209 Booker Street. He noted that the Planning Commission recommended denial of the request.

Councilor Betty Boles inquired of the uses allowed in Neighborhood Commercial and parking requirements. Phil Lindler confirmed many uses that included a beauty/barber shop and community center. The parking standards are based on the size of the structure and retail floor space.

Councilor Edwards inquired what the property was zoned when a beauty/barber shop was operating there in the past. Phil Lindler stated that, prior to 2004, it was zoned residential which was still nonconforming.

Those who spoke against were:

Mr. James Wideman from Ninety Six, South Carolina, who spoke on behalf of his mother that resides at 210 Booker Street. He noted that the building used to be a general store but the last owner turned it into a club with a liquor license, late operational hours, and loud music. He's concerned for his mother and the children in the area, but stated that he didn't have a problem with the rezoning request as long as a beer/liquor license is not permitted.

Ms. Belinda Dorn Turner, who is the property owner of 344 Louvenia Avenue, stated that a community center can be used for many occasions. Although parking can be an issue, she doesn't have a problem with the rezoning as long as it's being used for what is being requested. She noted that it is located in a residential area with an historical center nearby and a recreational use that attracts customers for late evening consumption of alcoholic beverages will not be appropriate for the community.

Those who spoke in favor of the zoning request were:

Mr. Hilton Dodgen of 2720 Highway 25 South in Greenwood who submitted the rezoning request. He noted the building was previously a Beauty/Barber Shop with a convenience store in the front and that Ms. Bobbie Jean Williams is the current owner of the property who leased it in the past.

She evicted the last tenant that had problems with the store part. The owner now has a buyer for a beauty/barber shop and community center for children who is not interested in a liquor license. Parking will be in the rear and sides of the building.

DISCUSSION:

Councilor Boles inquired about parking if the building will be used as a beauty/barber shop, general store, and community center. Michael Davenport (the potential buyer) stated that he can get about 15 parks for the building. The community center can be a place for dance team practices, meetings, and birthday parties for children but not a convenience store.

Councilor Wiltshire inquired about the hours of operation and if Mr. Davenport ever owned, or managed, a beauty/barber shop and community center. Mr. Davenport stated that there aren't any set hours, but the center will be open no later than 12 a.m. He noted that he has experience with management and security. Mr. Davenport added that alcohol and some people don't mix and that's why he doesn't want to deal with it at all.

Councilor Niki Hutto inquired if he had any stipulations in place when he leases the building for private uses. She also asked if there were set hours of operation in Neighborhood Commercial. City/County Planner Phil Lindler confirmed that there aren't any set hours of operation in Neighborhood Commercial. Mr. Davenport stated that if there is an event with music, or a lot of people, he will have a contract with stipulations in place with someone present at all times.

Councilor Edwards inquired where Mr. Davenport resided because she has an issue with the owner living away from the vicinity of the requested rezoning. It would be impossible to know what is actually going on when the building is being leased.

Mayor Adams confirmed that the City has had past issues with social clubs. Mr. Davenport understands the concerns but stated that alcohol will not be permitted as long as he is controlling the building.

Councilor Johnny Williams was concerned of the possible nuisance if Mr. Davenport's business fails and he sells the building under the Neighborhood Commercial designation.

A motion to table the proposed rezoning request for more information on Mr. Davenport's community center stipulations was made by Betty Boles, seconded by Linda Edwards.

Those who voted in favor of tabling were Mayor Adams, Niki Hutto, Linda Edwards, Betty Boles and Ronnie Ables. Kenn Wiltshire and Johnny Williams voted against.

The motion passed 5-2.

CONSIDER

Ordinance No. 15-007 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a Parcel of Land Located at 106 West Kirksey Drive Totaling .55 Acre from NC (Neighborhood Commercial) to GC (General Commercial).

Under Unfinished Business, City Manager Charles Barrineau reviewed the rezoning request from the owner of 106 West Kirksey Drive who wants to place cars on the front portion of his property.

A motion to approve Ordinance No. 15-007 was made by Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

(2nd reading)

CONSIDER

To Accept Results of 2014 Audit as Presented by David Phillips of Greene, Finney and Horton.

Under New Business, City Manager Charles Barrineau recognized David Phillips of Greene, Finney and Horton who provided a quick summary of the 2014 audit to Council through a PowerPoint presentation. He concluded that the City has a capable staff and the only single audit performed was for the 2014 FEMA assistance for the Firefighters Grant.

In summary, he noted that the City was:

- Issued an unmodified opinion on financial statements by Greene, Finney and Horton
- In good financial condition as of December 31, 2014
- To expect significant change in pension accounting in 2015

A motion to accept the results of the 2014 audit was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

City Manager Barrineau thanked David Phillips with Greene, Finney and Horton for their eight years of service.

Councilor Edwards commended City Clerk/Finance Director Steffanie Dorn and her staff in the Finance Department.

CONSIDER
Ordinance No. 15-011 Adding Section 51 d) and Amending Section 27 and Appendix A of the City of Greenwood Business License Ordinance, Chapter 10, Article II of the City of Greenwood Code of Ordinances.

(1st reading)

City Manager Barrineau discussed the proposed ordinance that sets Uptown Market fees for farmers/producers, processors, and artisans/crafters. The proposed rates are as follows:

Farmers/producers: \$10 per day, \$20 per week, or \$40 per calendar year; Processors: \$15 per day, \$30 per week, or \$60 per calendar year; Artisans: \$20 per day, \$40 per week, or \$80 per calendar year.

DISCUSSION:

City Manager Barrineau confirmed to Councilor Williams that a processor, such as Grits and Groceries, purchases fresh market ingredients to produce a value added product. A farmer/producer, such as the rabbit farmer, is charged the \$10 per day rate. He stated that participants are encouraged to be a member for a whole year but is aware that some farmers may just want to sell for a day.

A motion to amend the Business License Ordinance to set Uptown Market rates was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-012 Amending Section 87, Suspension or Revocation - Grounds; Hearing, Vehicles for Hire, Chapter 42, Article III, Division 2 of the City of Greenwood Code of Ordinances.

(1st reading)

City Manager Barrineau reviewed the proposed ordinance to change the age requirement for taxis that was discussed at the work session. The current code has a section that requires taxi cabs to be no more than 10 years of age. He recommends that it be removed but staff will continue inspecting their cars annually for proper safety.

DISCUSSION:

Councilor Williams is okay with the change as long as their vehicles pass inspections.

A motion to amend Section 87 and Chapter 42, Article III, Division 2 of the City of Greenwood Code of Ordinances was made by Betty Boles, seconded by Johnny Williams.

The motion passed unanimously.

CONSIDER

Stormwater System Research and Studies Proposal from Davis & Floyd.

City Manager Charles Barrineau informed Council that a master plan will be needed for the City to receive Federal CDBG grant funds to improve stormwater in the low to moderate income neighborhoods. The City will be engaging Davis and Floyd to update the geographic digital system this summer by using interns. Because \$80,000 will not be enough for two basins [Saluda (east) and Savannah (west)], he suggested focusing on the Saluda basin to help prioritize problems for future Federal dollars. The City Manager reminded Council of the \$58,000 from the \$80,000 Sunday alcohol permit revenue that was made available to finance this project.

DISCUSSION:

Councilor Williams thought Heaner Engineering already performed the stormwater system research and inquired of the mapping that was done. Charlie confirmed that this auditing system will make sure that any new drainage is added to the research of easements and prioritize areas that need addressing.

Councilor Hutto confirmed that this isn't mapping but assessing the quality of the system and its weak points. She asked if the master plan will include how the City will capture and treat stormwater. City Manager Barrineau agreed this study will help draft the master plan document that will be required when the City applies for Federal dollars.

He confirmed, when certain impediments may increase from creeks, the City must implement, BMP, Best Management Practices to decrease the sediment, runoff, and oil that will hopefully reduce the impairments and improve those bodies of water. He confirmed to Councilor Williams that retention ponds have been developed to plan for the runoff on those properties.

Councilor Edwards agreed to move forward with the project because the City will either pay now or pay later for the research.

A motion to authorize stormwater system research and studies from Davis & Floyd was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Hourly Contract
with DSP
Architects for
Cost Not to
Exceed \$10,000
for Design
Services Related
to the Three
City Owned Main
Street Arcades.

City Manager Charles Barrineau discussed the contract with DSP Architects for the total hourly rate not to exceed a total of \$10,000.

A motion to enter into an hourly contract with DSP Architects was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

Councilor Boles inquired of the timeline. City Manager Barrineau stated that DSP Architects will schedule a public meeting with Uptown merchants first. He estimated 30 to 60 days to get them scheduled and report their input back to Council.

Councilor Williams stated that he voted for it although he didn't agree with it. City Manager Barrineau noted that the public is now recognizing braces surrounding the arcades indicating that they're in need of repair.

CONSIDER

Allocation of Hospitality Tax Funds to Support Development of Greenwood County Veterans Plaza.

City Manager Charles Barrineau informed Council of a letter he received from Mr. Carey Bolt requesting an allocation of funding. He reminded Council of discussions over a year ago when the Veterans group presented an eagle monument they'd like to put at the front of the Veterans Center. Because the costs are to be split with the County, the City Manager asked Council to allocate one half of the estimated \$52,000 cost.

DISCUSSION:

Councilor Williams commented that they finally raised enough money to get the project started. City Manager Barrinau stated that he will be meeting with Mr. Bolt, Mr. Dominick, and County Manager Toby Chappell to discuss the complete design for the whole plaza. He already informed the gentlemen that there may be potential for the City to do more with the project.

Councilor Wiltshire commented on the nice pictures they provided but didn't show any infrastructure. City Manager Barrineau noted that they want to get the eagle started to draw more support.

A motion to allocate Hospitality Tax funds to support development of the Greenwood County Veterans Plaza was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

City Manager Barrineau noted that he will present Council with a budget ordinance amendment for funding this project.

CONSIDER

The Disposition of City Property to Kevin Fallaw.

City Manager Charles Barrineau informed Council of several metal garage covers that the City purchased for storing police equipment at various officers' properties. Major Kevin Fallaw housed a metal shed that the City purchased for approximately \$960. Although the City has no use for the shed, he believes there is some value. Major Fallaw is willing to pay \$300, but the City Manager needs Council's authorization to proceed with the sale.

A motion to sell the metal carport to Kevin Fallaw for \$300 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

The Disposition of Out-Dated Bunker Gear to the City of Abbeville Junior Firefighter Program.

City Manager Charles Barrineau informed Council of a request from the Abbeville County Junior Firemen program for 10 sets of bunker gear, for educational purposes only, because the equipment no longer meets code. The City Manager believes it's a good idea to donate these items because many times the City has hired full-time firemen from the Abbeville area.

A motion to donate out-dated bunker gear to Abbeville County was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

CITY COUNCIL COMMENTS

Mayor Adams recognized Boy Scout Troop #66.

CITY MANAGER COMMENTS

City Manager Charles Barrineau informed Council of the following:

- The CPW water project is probably at its most strenuous point over the next two weeks causing traffic delays between Montague Avenue and Bypass 72.
- Attendees from the Bike/Pedestrian Master Plan meeting are distributing surveys throughout the neighborhood to encourage feedback. Council was asked to participate.

ADJOURNMENT

A motion to adjourn the meeting was made by Linda Edwards, seconded by Kenn Wiltshire.

Mayor Adams adjourned the meeting at 6:44 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer