

GREENWOOD CITY COUNCIL

April 7, 2014 - 5:33 p.m.

SPECIAL CALLED MEETING MINUTES

PRESENT

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

Niki Hutto entered the meeting at 6:04 p.m.

CALL TO ORDER

The meeting in Council Chambers was called to order by Mayor Adams at 5:33 p.m. and he welcomed everyone to the meeting.

Councilor Linda Edwards gave the invocation.

QUORUM AND
STATEMENT

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 a quorum was present.

SPECIAL
RECOGNITIONS

Mayor Adams recognized South Carolina State Senator Floyd Nicholson who commended City Council for what they do for the citizens of Greenwood and presented them with a \$2,500 contribution for the Festival of Discovery.

Mayor Adams also recognized Jim Dominick who made a presentation on behalf of the Greenwood Veterans Plaza/Hall of Heroes, Inc.

CONSIDER Under Public Hearings, City Manager Charles Barrineau reviewed annexing property owned by Santa Fe Mexican Grill, Inc. into the City limits.

Ordinance No. 14-005 Annexing Property Owned by Santa Fe Mexican Grill, Inc. No one spoke for or against the proposed annexation. There was no discussion from Council.

(2nd reading) A motion to approve Ordinance No. 14-005 was made by Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

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CONSIDER City Manager Charles Barrineau opted to review recent changes made to the 2014 Budget Ordinance for Councilor Boles who was absent from the last meeting after any public comments are made.

Ordinance No. 14-006 Amending Ordinance Number 13-028, the City of Greenwood Budgets for 2014. No one spoke for or against the proposed budget amendment.

(2nd reading) The first line item is a FEMA Grant leftover of \$5,462, that is both incoming revenue and outgoing expenditure. FEMA has approved to allocate the funds towards the purchase of laptops to give the City accountability systems software that can track the location of firefighters in a burning building. City Manager Barrineau informed Councilor Boles that one laptop will be placed in each command vehicle.

The third line item, \$222,980, is for the design cost of the overall Uptown Market Project that includes the market structure, parking, restrooms, drainage, and all utilities for a total of \$2.8 million to include the Edgefield Parking lot construction.

The fourth line item, \$25,000, is for the LPGA Symetra Tour that was mistakenly omitted from the original ordinance. The City Manager asked Council to approve it at this time to support the event with garbage services, portable restrooms, and security.

The last line item for \$49,841 that was left over from the Hospitality Tax fund for the 2013 Oak/Main Streetscape project. The City Manager requested Council to carry the funds over into the 2014 budget for small items such as landscaping and security cameras.

Councilor Niki Hutto entered the meeting at 6:04 p.m.

City Manager Barrineau further discussed the second line item, \$325,000 from the Hospitality Tax fund, for the first phase of the Uptown Market project. The Edgefield Parking Lot will also be used for business overflow parking. The City received one bid from Satterfield Construction for \$304,657. The base bid was for the parking lot but 2 addendums were added to fund the costs of increasing the pavement strength and sidewalks along Edgefield to include drainage and crosswalks. Staff decided to strike Addendum 1 for \$12,675 but kept Addendum 2 for \$48,750 which makes the total listed in the budget of \$443,407. He believes the increase in fees may contribute to the timeline of having it finished before the Festival of Discovery but staff will look at other ways to reduce costs by \$25,000 or more.

Councilor Johnny Williams was concerned of cutting costs now and spending more money later. City Manager Barrineau stated that the construction company suggested the deletion.

Councilor Linda Edwards inquired of ES Moons' parking area for their buses. City Manager Barrineau noted that they're currently parking in the jurors' parking lot but will have spaces specifically for their buses.

Councilor Kenn Wiltshire was concerned of the lack of trash receptacles and overextending Hospitality Tax funds to fix sidewalks on Edgefield Street. City Manager Barrineau noted that the Uptown Farmers Market will have three trash dumpsters and both sidewalks will be used by patrons and staff from businesses across Edgefield Street. Mayor Adams confirmed that all projects will be over budgeted. Johnny Williams and Ronnie Ables agreed to complete the whole project with upgraded sidewalks.

Councilor Niki Hutto inquired if the price quoted in the contract was firm. City Manager Barrineau noted that he will ask Satterfield how to remove items and keep the project solid.

Councilor Betty Boles requested staff to renegotiate the contract. City Manager Barrineau noted that it will delay any progress until the next meeting to sign a contract. He asked Council to sign the contract for the amount of \$443,407 and staff will find ways to minimize costs at a minimum of \$25,000.

Councilor Linda Edwards commented that it's better to take care of everything now and not keep having special meetings to approve smaller phases.

A motion to approve Ordinance No. 14-006 was made by Johnny Williams, seconded by Linda Edwards.

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

The motion passed 6-1.

-attach-

CONSIDER

To Authorize
City Manager to
Sign an
Engagement
Letter for Legal
Services with
Pope Zeigler Law
Firm.

Under New Business, City Manager Charles Barrineau recognized Lawrence Flynn from the Pope Zeigler Law Firm to discuss a new concept for City Council and staff, Hospitality Tax revenue bonds. Mr. Flynn explained the purpose of his firm is to make sure that municipalities borrow money legally. He advised the City to allow his firm to negotiate with banks instead of an open bid. Assuming that the City may be borrowing \$3 million, a 1.4% interest rate may only cost \$80,000 interest.

Mayor Adams inquired of the flexibility of a three year or better term. Mr. Flynn noted that, if the City stays within a five year window, it will be easier to lock in low interest rates.

Councilor Hutto inquired if the City may be allowed to pay off a five year loan in three years if it can. Mr. Flynn noted the reason the rates are low is because the bank is purchasing it as tax exempt which is then passed onto the City. Under the tax code, only two percent of gross revenues go towards tax. Banks will protect their investment by requiring the City to pay the same amount each time, not early.

City Manager Barrineau requested Council to allow him to sign the agreement with Pope Zeigler Law Firm and Margaret Pope will be at the next meeting for the 1st reading of the bond ordinance.

Motion to authorize the City manager to sign an engagement letter for legal services with Pope Zeigler Law Firm was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

To Authorize City Manager to Obtain Right to Enter Agreements for the Wells Subdivision and 213 Jennings Avenue to Repair Storm Drainage Utility Systems.

City Manager Charles Barrineau discussed the need to repair drainage systems in both the Wells Subdivision that was annexed into the City during the 1950's along with an area that runs behind 313 Jennings Avenue where City Staff has done work for decades. He asked Council to allow him to obtain right to enter agreements that will allow staff to go on individuals' property to repair these drainage systems.

Councilor Boles requested to see the agreement. City Manager Barrineau didn't have it at the time but offered to distribute copies after the meeting. He noted the City Attorney stated that the agreement was very straightforward after reviewing it.

A motion to authorize the City Manager to obtain right to enter agreements was made by Kenn Wiltshire, seconded by Ronnie Ables.

The motion passed unanimously.

CONSIDER

Quit Claim Deed from the City of Greenwood, South Carolina, to Emerald Welding, Inc. (Emerald Technical Services, Inc.)

City Manager Charles Barrineau discussed a quit claim deed request for a tract of land that was jointly deeded to the City and County of Greenwood on Dixie Drive owned by Emerald Welding, Inc. The current owner is trying to sell the property and asked the City to quit claim any interest the City has. The City Manager confirmed with the Commissioners of Public Works that no public utilities easement was inside the City.

Councilor Williams and Mayor Adams agreed that the City is nowhere close to the property and didn't understand how the City was given possession in the first place.

A motion to issue a quit claim deed to Emerald Welding, Inc. was made by Niki Hutto, seconded by Linda Edwards.

The motion passed unanimously.

CONSIDER

Acceptance of Bids and Authorization of Contract for Edgefield Parking Lot Construction.

City Manager Charles Barrineau reminded Council of the \$443,407 change that was discussed with Satterfield Construction for the parking lot and sidewalk.

A motion to accept the bid and authorize the contract for the Edgefield Parking lot construction with Satterfield Construction was made by Niki Hutto, seconded by Linda Edwards.

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

The motion passed 6-1.

City Manager Barrineau informed Council that he will keep them updated on any expenses.

CONSIDER

Authorizing City Manager to Sign Temporary Monthly Parking Lease for Jurors on Oak Avenue during Edgefield parking Lot Construction.

City Manager Charles Barrineau discussed a temporary parking lease for two to three months at \$800 per month on Oak Avenue.

Councilor Williams suggested having jurors use one half of the parking lot in front of the Municipal Building. City Manager Barrineau agreed that there may be plenty of parking on some days but very few on others. He reminded Councilor Williams that the County owns that parking lot.

Mayor Adams inquired how the lot will be paid. City Manager Barrineau noted that it will be paid from Hospitality Tax funds because it is a part of the Uptown Farmers Market/Edgefield Parking lot construction.

Councilor Hutto inquired the number of jurors that will use that area during construction. City Attorney Tripp Padgett noted that jury panels of about 75 to 100 people per week will report to General Sessions for three weeks per month and Common Pleas every other month.

A motion to authorize the City Manager to sign a temporary monthly parking lease was made by Betty Boles, seconded by Kenn Wiltshire.

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

The motion passed 5-2.

CONSIDER

Fair Housing
Resolution No.
14-002.

City Manager Charles Barrineau reminded Council of the annual resolution recognizing April as National Fair Housing Month that is required for Community Development Block Grant funding.

A motion to accept Resolution 14-002 was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

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ADJOURNMENT

A motion to adjourn the meeting was made by Niki Hutto, seconded by Betty Boles.

Mayor Adams adjourned the meeting at 6:40 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer