

GREENWOOD CITY COUNCIL

March 18, 2013 - 5:30 p.m.

MINUTES

PRESENT Council Members: Mayor D. Welborn Adams, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant to City Manager Julia Wilkie, and City/County Planning Director Phil Lindler; City Attorney Tripp Padgett; Rick Hendricks of GwdToday.com and Chris Trainor of the Index Journal.

Betty Boles entered the meeting at 5:35 p.m.
Niki Hutto entered the meeting at 5:40 p.m.

ABSENT Linda Edwards; City Clerk Steffanie Dorn

CALL TO ORDER The meeting in the Council Chambers was called to order by Mayor Adams at 5:30 p.m. and he welcomed everyone to the meeting.

City Manager Charles Barrineau 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 Manager Charles Barrineau stated that there was a quorum present.

APPROVAL OF CONSENT AGENDA Mayor Adams asked for a motion to approve the consent agenda.

Motion to approve the consent agenda was made by Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER
 Ordinance No.
 13-006 Amending
 Ordinance 03-
 010, Zoning
 Ordinance,
 Chapter 6,
 Supplemental
 Regulations,
 Table 6.1,
 Parking
 Requirements for
 Outdoor Retail
 (permanent).

Under New Business, City Manager Charles Barrineau recognized City/County Planning Director Phil Lindler who stated this request comes from the Planning Commission to modify parking standards for permanent outdoor sales in the City limits. The current standard is 1 space per 500 square feet of gross floor area of the building itself related to the principal structure. This request is to modify the requirement to 1 space per 10,000 of available lot area because any type of outdoor sales may have a large lot area to show their items. This standard modification using the lot area would work better than gross floor area per building because of their size. County Council is looking to amending their standards as well.

(1st reading)

A motion to approve amending the parking requirements for outdoor retail was made by Johnny Williams, seconded by Ronnie Ables.

The motion passed unanimously.

City Councilor Betty Boles entered the meeting at 5:35 p.m. and did not vote.

-attach-

CONSIDER
 Ordinance No.
 13-007 Amending
 Ordinance Number
 12-024, the City
 of Greenwood
 Budget for 2013.

City Manager Charles Barrineau reminded Council of the discussion during work session regarding the request from the American Legion for \$20,000 of local Hospitality Tax funding to support three tournaments that they will be hosting on May 24-26, June 7-9 and July 12-14 of this year. Their letter of request explains the number of families, teams, and other spectators that will be attending. The City Manager recommended Council to approve the required budget amendment.

(1st reading)

A motion to approve amending the city budget was made by Betty Boles, seconded by Ronnie Ables.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reminded Council of the discussion at work session regarding a small, 22x28 square foot piece of property off of Bond Avenue. The property owner wants their utilities that serve the site to be a part of the property.

Ordinance No. There was no discussion from Council.

13-008 Annexing Property Owned

by Greenwood

Rental Center,

LLC.

(1st reading) Motion to approve the annexation was made by Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

-attach-

CONSIDER 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.

Fair Housing

Resolution No.

13-001.

A motion to approve the Fair Housing Resolution was made by Kenn Wiltshire, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

Niki Hutto entered the meeting at 5:40 p.m. and did not vote.

CONSIDER

Resolution No.
13-002 to
Request the
South Carolina
Department of
Transportation
to Allow the
City of
Greenwood to
Close and Detour
a Section of Us
25/Main Street
during the South
Carolina
Festival of
Discovery.

City Manager Charles Barrineau stated that the Festival of Discovery dates are Thursday, July 11, at approximately 6 p.m. through Saturday, July 13. The SCDOT is okay with Main Street being reopened early Sunday morning by 8 o'clock a.m. for church traffic. The City has done every effort to get the word out about the proposal to include an article in the Index, a feature on Greenwood Today, and email sent to all Uptown property owners. It will be a challenge for the City of Greenwood and the CPW but everyone wants to give it a try.

Councilor Betty Boles inquired of a favorable consensus and the need of reader boards for early notification of road closings and detours. City Manager Barrineau stated that no one has challenged the proposal. Carolina Health Centers may have the most concerns regarding patient access but they are willing to work with the City. He reminded Council of their approval to purchase reader board signs to inform people well in advance of the Main Street detours and dates. The City will also rent reader boards in addition to the ones already purchased.

Councilor Kenn Wiltshire inquired of any BBQ Teams' concern of the extended day (Thursday). City Manager Barrineau stated that most BBQ teams will be in town by Thursday and some were as early as Tuesday last year. It will be a learning experience this year by moving things around a bit but the City will do all it can to be safe and make sure the road closure works.

A motion to approve Resolution No. 13-002 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER

To Approve 2013
County
Transportation
Committee (CTC)
Funding for City
of Greenwood,
Owned Street.

City Manager Charles Barrineau informed Council of the list City staff is recommending this year that amounts to \$203,870 in paving and repairs. Not all roads listed will receive complete paving. Deep patching will be on Balsam, Vintage, Notting Pine, Joel, Hawkins, Master, and Glennwood. Overlay, or full surfacing, will take place on Enterprise, Graydon, and Cottonwood. The CTC will consider the City's recommendation at their April meeting.

A motion to approve 2013 CTC funding for City of Greenwood owned streets was made by Ronnie Ables, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

To Approve
Demolition and
Debris Removal
of Dilapidated
Housing Bid.

City Manager Charles Barrineau reminded Council of their \$25,000 authorization to demolish 10 structures last April. The City Attorney did title researches and the City waited until the property tax sale in October to properly post the properties to be demolished. Because SCDHEC required an asbestos survey of all the properties, only three of the original homes that will be demolished are 605 Hall, 806 W. Grendel, and 706 Edgefield, in addition to 509 E. Cambridge Avenue which is not one of the original homes.

The lowest demolition bid is \$24,100. Of the original \$25,000 that Council authorized, the City expended approximately \$10,000 for just the asbestos analysis. To remove the four structures that are free of asbestos, \$10,000 more will be needed from the Community Account. The City will be researching more funds for the outstanding demolition of 130 Cokesbury, 431 James, 517 Griffin, 161 Robinson, and 720 Grendel. Some of the asbestos abatement alone will be \$1,000 - \$3,000 per structure. The City does place a lien on properties that may take decades to collect.

Councilor Wiltshire inquired of a possible lien on 509 East Cambridge Avenue and the City Manager's knowledge of Open Door Construction. City Manager Barrineau will be completing the lien and NHC Healthcare is interested in the property but at a cost that is lower than the lien amount.

The property owner has now moved out of state and the City Attorney will be consulted on attaining a clean deed and title to the property. He noted that Open Door Construction has a City of Greenwood Business License. The City has not worked with them but the Building Official is aware of them. A General Contractor License is not required because demolition is a type of specialty.

Councilor Niki Hutto inquired of property owners' notification prior to a lien. City Manager Barrineau stated that a search may have a laundry list of people with a potential title that don't respond to letters or phone calls. It's most likely that the property ends up in the Forfeited Land Commission.

Councilor Ronnie Ables inquired of the City demolishing structures before attaining ownership. City Manager Barrineau stated the Code of Ordinances allows the City to abate the nuisance by getting rid of the hazard by demolition. It's similar to the City cutting grass and issuing a lien on the property. The third party contractor will be properly insured and bonded with the order from the Building Official to tear it down.

A motion to approve bid for demolition of the four structures and the additional \$10,000 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CITY MANAGER
COMMENTS

City Manager Charles Barrineau informed Council of upcoming meetings.

CITY COUNCIL
COMMENTS

Councilor Johnny Williams noted that the waste building located at the Kitson Street Mill site is down. The City Manager noted that Palmetto Trust has a contract with Town & Country and is moving forward with the old office project. Greenwood artist, Skip Shelton, has offered to do renderings to the boarded windows at no cost to the project. The neighborhood association has been updated on delays and Council will be impressed of the artistic effort.

Councilor Boles inquired of EPA notifications. City Manager Barrineau noted that the City must go through a series of quality assurance plans. The City has submitted the site specific plan which shows an aerial map of the old mill site sample points. All soil and groundwater samples are waiting for EPA approval within 30 days. If the City can get approval by mid April, sampling will start in May.

ADJOURNMENT

Mayor Adams asked for a motion to adjourn.

A motion to adjourn the meeting was made by Betty Boles.

Mayor Adams adjourned the meeting at 6:01 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer