

GREENWOOD CITY COUNCIL

June 18, 2012 - 5:35 p.m.

MINUTES

PRESENT

Council Members: Mayor D. Welborn Adams, Niki Hutto, 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, Police Chief Gerald Brooks, City/County Planning Director Phil Lindler; City Attorneys Adam Bacot and Trip Padgett; Michael Davis of GwdToday and Chris Trainor of the Index Journal.

CALL TO ORDER

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

Councilor Linda Edwards gave the invocation.

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."

The City Clerk, Steffanie Dorn, 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 Betty Boles, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER
 Ordinance No.
 12-010 Annexing
 Property Owned
 by Goodwill
 Industries of
 Upstate /
 Midlands SC,
 Inc.

Under public hearings, City Manager Barrineau reviewed the annexation request by Goodwill Industries of the Upstate/Midlands SC, Inc. that is located next to Fatz Café. If approved, the property will be zoned General Commercial.

No one spoke for or against the annexation request.

There was no discussion from Council.

(2nd reading)

A motion to approve Ordinance No. 12-010 was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

-attach-

CONSIDER
 Ordinance No.
 12-011 Annexing
 Property Owned
 by Nehemiah
 Community
 Revitalization
 Corporation.

City Manager Charles Barrineau reviewed the request from the Nehemiah Community Revitalization Corporation to annex property located on Cross Street in the Mathews Mill Village Community and construct five single family homes.

No one spoke for or against the annexation request.

There was no discussion from Council.

(2nd reading)

A motion to approve Ordinance No. 12-011 was made by Niki Hutto, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

CONSIDER
 Ordinance No. 12-012 an Ordinance of the City Council of the City of Greenwood Imposing Temporary Suspension of Certain Municipal Code Provision along a Designated Section of Oregon Avenue for the Purposes of Conducting a One-Night Festival.

City Manager Barrineau reviewed Jon Holloway's request to temporarily suspend a certain section of the Municipal Code regarding the possession and consumption of beer and wine on a section of Oregon Avenue the night of Saturday, October 6, 2012, during Click646.

No one spoke for or against the request.

There was no discussion from Council.

A motion to approve Ordinance No. 12-012 was made by Kenn Wiltshire, seconded by Linda Edwards.

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.

-attach-

(2nd reading)

CONSIDER
 Ordinance No. 12-013 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) b Rezoning a 0.32 Acre Portion of Land Located at 535 Willson Street from R7 (High Density Residential) to OP (Office Professional).

City/County Planning Director Phil Lindler stated that this property has been used as a residence but the owner now wants it to be rented as an office. Properties that are north and west of 535 Willson Street are zoned General Commercial, Single Family Residential zoning is across the street, and Multiple Family Residential is to the south. The Planning Commission recommended denying or tabling the request because it is not from the original owner.

No one spoke for or against the request.

Councilor Johnny Williams asked why the Planning Commission would deny the request when Office Professional is stricter than General Commercial. Phil Lindler stated that the application didn't have the owner's signature on it. Councilor Kenn Wiltshire noted that the property wouldn't be a good residence because it sits on a water basin.

(1st reading)

Councilor Niki Hutto suggested tabling this request so

that it can be revisited when the owner does sign the application. Councilor Betty Boles suggested to deny the request. Phil Lindler noted that Council can waive the one year waiting period with 2/3 majority. Councilor Hutto didn't want to set a precedent.

A motion to table proposed Ordinance 12-013 was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 12-014 Amending Ordinance 03-010, Zoning Ordinance, Chapter 4, Section 4.7.4.5. to Amend the Language Pertaining to Reroofing of Existing Structures in the O-GV (Old Greenwood Village Overlay District).

City/County Planning Director Phil Lindler discussed the request from the Board of Architectural Review (BAR) to replace the wording in the Zoning Ordinance due to the hardship of owners in the Old Greenwood Village Overlay District trying to replace roofing in kind when the original material is no longer available. The Planning Commission recommends approval of this change.

No one spoke for or against the request.

Motion to approve amending Section 4.7.4.5. of the Zoning Ordinance was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

(1st reading)

Councilor Edwards asked if homeowners will be informed of the change to prevent confusion. Mayor Adams stated that education will come when they apply to replace their roof.

CONSIDER
 Ordinance No. 12-009 Amending Ordinance 03-010, Zoning Ordinance, Chapter 3, Section 3.2.1.2., to Allow for Community Agriculture as a Conditional Use in All Residential Zoning Districts.

Under unfinished business, City Manager Charles Barrineau reviewed the Zoning Ordinance amendment to change the number of chickens that are allowed at a residence from a maximum of four to six.

A motion to approve Ordinance 12-009 was made by Niki Hutto, seconded by Linda Edwards.

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

The motion passed.

-attach-

(2nd reading)

CONSIDER
 Acceptance of Environmental Protection Agency (EPA) Brownfield Assessment Grant Award.

Under new business, City Manager Barrineau informed Council of the City's three year Brownfield Assessment Grant award of \$300,000 from the EPA for the Kitson, Abney, and Foundry Mill sites.

A motion to accept the grant was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Acceptance of
Bid and Award of
Contract,
Pending South
Carolina
Department of
Commerce
Approval, for
Debris Removal
Services at
Abandoned Kitson
Avenue Mill
Property.

City Manager Charles Barrineau reminded Council of a CDBG award from the Fall and hard work with the CTC Corporation to put the project out to bid in early May. There was a walkthrough of the property on May 23 and staff accepted and opened bids on Friday, June 8. There were a total of eight contractors that bid on this project which included several line items where the City asked for a unit price. They also had to include identification making sure that they were properly licensed and regulated to include their general contractor license, asbestos permits, and the hazwoper certification.

There were discrepancies with the 1st and 2nd lowest bidders due to lack of correct paperwork submitted. The third bid was out of the budget that the City has for this project. The City Manager recommends, in consultation with the Upper Savannah Council of Governments, that Council should reject all bids and rebid the project. This is a two year grant and this process will take about another month.

Councilor Hutto asked what will be done differently the second time. City Manager Barrineau stated that the City will open and accept bids from the exact same eight original bidders and will clearly identify the paperwork that must be submitted to ensure they're eligible to apply. They will have three weeks to have the proper paperwork in place.

Councilor Wiltshire stated that he's against Item #12 to remove the smokestack. City Manager Barrineau stated that he wanted to see what the cost would be for the removal. It was not his intention to have it done but was listed as an addendum. There will be an annual cost to maintain the structure of the smokestack although it may cost anywhere from \$20,000 to \$40,000 to dismantle it. Mayor Adams heard from several people that wanted the smokestack to stay. Councilor Williams noted the costs to maintain and stabilize the smokestack will cost more than to demolish it.

Motion to reject the bids and reopen to the original eight bidders was made by Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER
Acceptance of
Bid and Awarding
of Contract,
Pending South
Carolina
Department of
Commerce
Approval, for
Air Monitoring
During Asbestos
Abatement
Services at
Abandoned Kitson
Avenue Mill
Property.

City Manager Charles Barrineau recommended Council to defer bid acceptance of ESC Carolina from Greenville, South Carolina, for air monitoring from asbestos and dust during demolition until the debris removal bid approval is made. DHEC does not allow the City to use the same firm to remove the debris and test the air from an accountability standpoint.

Councilor Williams asked if this was the same process made at the Mathews Mill. City Manager Barrineau stated there are different methods of asbestos removal and that the asbestos inside Greenwood Mill is fragmented.

Councilor Williams also inquired of the status of the two buildings located on the site. City Manager Barrineau stated that the plaster and sheetrock will be removed but both buildings will remain standing. The whole site will be leveled with a bulldozer but soil and groundwater samples will be conducted before any possible dirt removal and seeding will take place.

CITY MANAGER
COMMENTS

City Manager Charles Barrineau stated that there will not be a work session in July. He also noted that the Greenwood County Transportation Committee approved the entire amount of money requested for repaving and road repairs throughout the City.

CITY COUNCIL
COMMENTS

Councilor Edwards inquired of the process of redrawing the new ward lines. City Manager Barrineau will be working with newspapers and Commissioners of Public Works mailers to notify the public of new ward lines. They are online for downloads but he will supply Council Members with a copy of the list of roads in each ward.

Councilor Edwards also inquired of the City's parking lot at the Inn on the Square. City Manager Barrineau stated that to his knowledge there is no formal agreement for purchase but noted that the parking lot was for specific hotel use.

Councilor Wiltshire inquired if the City Manager knew what Newsprings is remodeling. City Manager Barrineau stated that they have purchased the tract with the Old Wal-Mart section and believes that their construction

crew has been in touch with Building Inspection staff.

Councilor Wiltshire noted that the Festival of Discovery flyers look good. Councilor Boles asked if there will be any local entertainment. City Manager Barrineau stated that Gary Erwin is the Blues Cruise music director and is very knowledgeable of the acts that will be performing.

ADJOURNMENT

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

Mayor Adams adjourned the meeting at 6:13 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer