

GREENWOOD CITY COUNCIL

September 17, 2012 - 5:30 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, and City/County Planning Director Phil Lindler; City Attorneys Adam Bacot and Tripp Padgett; Rick Hendricks of GwdToday.com and Chris Trainor of the Index Journal.

CALL TO ORDER

The meeting in Council Chambers was called to order by Mayor Adams at 5:30 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."

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 Johnny Williams.

The motion passed unanimously.

RECOGNIZE

Mrs. Deborah Parks
Representing the United Center for Community Care.

Under Public Appearances, Mayor Welborn Adams recognized Mrs. Deborah Parks who asked Council to keep the United Center in mind when promoting the City of Greenwood. It came into existence in 2008 by the vision of Dr. Parham who wanted to help the hungry, homeless, and those who are disenfranchised. The United Center serves approximately 300-400 people per day with The United Way, Food Bank, Soup Kitchen, Free Clinic, and other agencies meeting the needs of many citizens. There will be an Open House in October and all elected officials will receive invitations. Mayor Adams thanked Mrs. Parks and the United Center for doing great things in the City of Greenwood.

CONSIDER

Ordinance No. 12-018 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.82 Acre Parcel of land Located at 229 Grace Street from OP-GV (Office Professional-Old Greenwood Village Overlay) to NC-GV (Neighborhood Commercial-Old Greenwood Overlay).

Under Public Hearings, City/County Planning Director Phil Lindler informed Council of the request from Susie Pennington to rezone an 0.82 acre parcel located at 229 Grace Street from Office Professional to Neighborhood Commercial. This property was once a daycare center and private school but now the applicant would like to use the facility as a dance academy. The Planning Commission and staff recommended approval.

No one spoke against the rezoning.

Those who spoke in favor of the rezoning were:

Susie Pennington (owner) who lives at 111 Robin Court in Hodges, South Carolina. She has been in business for 23 years and offers dance education to boys and girls of all ages. Attendance has grown from 35 to over 135 students and this property will allow her to expand her business and reach more students.

Gayland Lukie of 107 Lakeridge Drive in Ninety Six has been a student since the age of three.

(2nd reading)

Bree (student) of 114 Laurens Circle has been dancing for 10 years. She states that she would attend classes only four days a week in the new building instead of six.

Katy Suber of 120 Abby Court has been a teacher at Susie's Academy for five years. She feels more space will be great for competition practice.

Ketekash Crump-Lukie of 107 Lakeridge Drive and Melissa Duff stated that Susie's Dance Academy represents the City of Greenwood in State, Regional, and North Carolina competitions.

A motion to accept Ordinance 12-018 was made by Ronnie Ables, seconded by Betty Boles.

The motion passed unanimously.

-attach-

CONSIDER

Authorizing the City Manager to Expend Funds to Demolish and Remove the Smokestack at the Former Mill Site at 700 Kitson Street.

Mayor Adams requested those who are against removing the smokestack to come forward and speak.

Steve Dorn lives at 208 Bryan Dorn Road and has a business at 123 High Street. He stated the smokestack is an iconic symbol of the textile industry that was vital in Greenwood. Mr. Dorn wants Council to have vision of the future and not destroy the past. The old office building has a particular architectural style that can be conducive to re-adaptation into another facility. Restoration is not the cheapest solution but he is willing to volunteer his time to plan and give ideas of what the site can contribute to the City of Greenwood.

Councilor Kenn Wiltshire distributed (and Councilor Niki Hutto read) copies of a letter from Pam Hunley of 305 Milford Springs Road and positive comments in favor of preserving the smokestack posted on GwdToday.com to be placed into the record.

-attach-

Those who spoke in favor of demolishing the smokestack were:

Anne Drake of 557 East Creswell Avenue is in favor of taking the smokestack down because of the high cost of maintaining it safely but is in favor of preserving the warehouses. She believes a better economy will allow an opportunity to do a great deal of development there as a great part of the City Center.

Cecile Fite who lives in the Greenwood Mill Village agrees that restoring historic structures are great but it takes money to maintain the smokestack. She recommends that the smokestack and buildings come down, clear the whole mill site, and restore the village itself.

Pam Farmer of 604 Kitson Street stated that the site is an eyesore and unsafe because it was taken down incorrectly. She believes it is not feasible to restore the smokestack and asks to clean the whole area because it's not good to look at.

Jim Fite who lives in the Mill Village stated that the site has been an eyesore for six years. He believes if the site isn't cleaned up now it never will. It's unsafe and a risk liability for the City. The textile industry is history and it is time to make new history.

Elise Benson of 124 Pressley Street agrees with Mr. Dorn regarding the historic value and preservation but requests that a non-profit organization benefit from the demolition by selling tickets to press the demolition button.

Peanut Ponder who lives behind the mill is in favor of tearing down the smokestack and replacing it with a marker but doesn't want extra houses on the site once it is cleaned off.

Anne Davis who lives in the Mathews Mill Village doesn't want six years of an eyesore in Mathews but requests if bricks can be sold. Councilor Niki Hutto stated that the Mathews Mill Village is in the County. The City of Greenwood didn't own the Greenwood Mill site but took on the cleanup responsibility to serve the public and Mill Village.

Dianne Scott who lives on the corner of Mill and Kitson honors Greenwood Mills for what they provided to Greenwood but is ready for something to be done.

Council Discussion:

Councilor Johnny Williams stated that he is in favor of demolishing everything and preserving the community center.

Councilor Betty Boles asked those in favor of the smokestack demolition to stand. (At least 10 in attendance stood.)

Councilor Ronnie Ables stated that people have been looking at the mill site for years and believes the City needs to demolish everything at one time. City Manager Barrineau stated that the City advertised to demolish only the smokestack and is prepared to demolish buildings but will have to pull money from local funds because there isn't enough grant funding to demolish everything that is there. There is no indication of what may be under the rubble that must be taken care of first and the City is still negotiating with Greenwood County for reduced landfill fees.

Councilor Linda Edwards sought clarification that the City only has a grant to clean up the site and remove the smokestack. She was satisfied to have heard from the area residents who want to get rid of the eyesore and the liability of the smokestack possibly falling on other people's property. The office building and warehouses will be cleared at a later time when the City receives more money not coming from taxpayers.

Mayor Adams stated he wants the site cleaned up as quickly as possible but ask residents to understand that the City was hoping to get some relief from Greenwood County for landfill fees. Until that issue is worked out, it's hard to give a timetable of when this project will be completed.

Councilor Kenn Wiltshire, who has taken the responsibility for the fight against demolition, believes the buildings can be a jewel in the Greenwood City Center as an entertainment or exhibition complex and textile/railroad museum. He has a plan and vision for the site and asks for time to see if they can be registered as nationally historic buildings.

Councilor Niki Hutto noted that as a realtor she has seen where old houses have been bought and the purchaser didn't have any idea of its condition. The same will be for the mill site and the impending costs it will take to clean up unknown issues that may lie beneath the rubble.

Motion to demolish the smokestack, clear debris with available funds, and allow the two buildings to remain until additions funds are available was made by Betty Boles, seconded by Niki Hutto.

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.

Linda Edwards exited the meeting at 6:35 p.m.

CONSIDER

Appointments to Vacant Positions on the City of Greenwood Board of Architectural Review (BAR) to Replace Willie Lee and Joyce Turner.

Under Unfinished Business, City Manager Barrineau stated that he had contacted the Historical Society and Councilor Boles has been trying to contact a possible replacement.

CONSIDER

Ordinance No. 12-019 Amending Ordinance Number 11-021, The City of Greenwood 2012 General Budget.

(1st reading)

Under New Business, City Manager Charles Barrineau stated Council authorized the following three budget amendments earlier this year that had to be formalized in the form of an ordinance:

- To transfer \$48,700 out of the Capital Funds for computer equipment
- \$4,500 for the Festival of Stars in Ninety Six
- \$20,000 to the American Legion for the summer baseball tournament

Motion to amend the City of Greenwood 2012 General Budget was made by Kenn Wiltshire, seconded by Niki Hutto.

Those who voted in favor were Mayor Adams, Niki Hutto, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. Linda Edwards reentered the meeting at 6:43 p.m. and did not vote.

The motion passed 6-0.

CONSIDER
 Ordinance No. 12-020 to Amend the City of Greenwood Code of Ordinances Chapter 30, Motor Vehicles and Traffic, Article 11, Operation is Amended to Add Sec. 30-39 E-Mailing for Text Messaging on Mobile Device While Operating a Motor Vehicle.

City Manager Charles Barrineau stated this ordinance is the City of Columbia's draft model on the texting ban.

A motion to amend the City of Greenwood Code of Ordinances Chapter 30 to add Section 30-39 was made by Johnny Williams, seconded by Niki Hutto.

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-

(1st reading)

CONSIDER
 Resolution No. 12-010 Approving the Distribution of 2012 Accommodations Tax Funds.

City Manager Charles Barrineau stated that this resolution is for the annual 2012 State accommodations tax allocations. The City of Greenwood received four quarterly accommodations tax payments from the South Carolina Department of Revenue totaling \$89,096.76 this year. The City also received \$2,500 in returned funds from the Greenwood Chamber of Commerce for the cancelled Half Triathlon that the City funded for 2011 and \$8.01 in interest from this account for a yearend total of \$91,604.77 available.

Based on the SC Code of Law Sec 4-6-410, the City of Greenwood General Fund retains the first \$25,000 and the next 5%. State law also outlines that 30% of the balance be allocated to one organization selected by the municipality for advertising and tourism development which is the Greenwood Regional Tourism and Visitors Bureau. The City solicited and received seven accommodations tax funding requests totaling \$61,652.00. The Accommodations Tax Advisory Committee listened to those requests on Tuesday, September 4, and unanimously made a recommendation that is very similar to last year's vote from City Council as shown below:

AGENCY	\$ REQUESTED	\$ COMMITTEE RECOMMENDED	\$ APPROVED BY COUNCIL
City of Greenwood	28,204.84	28,204.84	28,204.84
Greenwood Regional Visitors/Tourism	19,229.03	19,229.03	19,229.03
The Arts Center	3,000	2,500	2,500
Chamber of Commerce Women's Conference	1,500	1,500	1,500
Greenwood Community Theatre	5,000	2,500	2,500
Greenwood Lander Performing Arts Museum	5,000	2,500	2,500
	3,150	2,500	2,500
South Carolina Festival of Discovery	15,000	15,000	15,000
South Carolina Festival of Flowers	29,002	17,670.90	17,670.90
Total	\$109,085.87	\$91,604.77	\$91,604.77

Councilor Edwards inquired of the Greenwood/Lander Performing Arts. City Manager Barrineau stated that it is a separate entity from Lander University but performs at Lander University and received \$2,500 last year.

Councilor Boles confirmed that every agency was awarded something. City Manager Barrineau stated the Accommodations Tax Committee, consisting of restaurateurs, hotel managers, and other representatives, had spoken highly of the two festivals and asked if Council will continue to fund them. They felt the Women's Conference has great potential and were in favor of giving them the full amount to have a new event.

Councilor Kenn Wiltshire liked the idea of combining the Arts Center, Theatre, and Museum. The City Manager stated that the committee wanted on record that they'd prefer them to make one request as the Emerald Triangle next year.

Motion to accept Resolution 12-010 was made by Kenn

Wiltshire, seconded by Betty Boles.

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

The motion passed 6-0.

-attach-

CONSIDER

Resolution No. 12-011 to Reaffirm the Importance of On The Job Safety for the City of Greenwood.

City Manager Charles Barrineau stated that Council is required to adopt a safety resolution annually as a requirement of the City's insurance company, South Carolina Municipal Risk Insurance Fund.

A motion to accept Resolution 12-011 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER

Resolution No. 12-012 Allowing for Certain Investments to be Utilized for Certain Funds.

City Manager Charles Barrineau recognized Finance Director Steffanie Dorn who stated that the City will be soon placing a reserve on \$400,000 of capital improvement funds in anticipation of the loan that the City will be using to continue the work at the Kitson Mill site. Staff would like to invest that \$400,000, along with \$100,000 of employee recognition funds used for the safety program and approximately \$400,000 of hospitality funds that the City doesn't believe will be used over the next two to four years, through the County Bank with Eagle Asset Management to earn a higher interest rate until the City is ready to use the funds for future projects.

A motion to accept Resolution 12-012 was made by Linda Edwards, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER
Greenwood
Metropolitan
District Right-
of-Way
Acquisition of
Property Front
South Carolina
Highway Bypass
72.

City Manager Charles Barrineau stated that there is a small 35 foot sliver of land that adjoins, or is a part, of the old Grace Street water plant property tract located on the other side of the 72 Bypass that Greenwood Metropolitan District (Greenwood Metro) wants to install a new 30 inch sewer line on. They are requesting a new 15 foot right-of-way with a 15 foot temporary construction easement. The City Manager asked Council to authorize the acquisition with the understanding that this will also need CPW approval because of deed restrictions.

Councilor Wiltshire asked if any sidewalks will be dug up in the process. The City Manager believes it will be a big, trunk line, type project that should run parallel to the sidewalks.

A motion to allow Greenwood Metropolitan District to acquire the right-of-way fronting South Carolina Highway Bypass 72 was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CITY COUNCIL
COMMENTS

Mayor Adams reminded Council of the State of the City Address on Tuesday, October 2, at 8 a.m.

Councilor Wiltshire requested that the City retain as many bricks from the smokestack as possible. City Manager Barrineau agreed that the bricks should be preserved. His goal is to make sure that the City has a survey point set for the exact point where the smokestack stood to be mindful of the history. The demolition company has the ability to salvage the material but the liability from asbestos and lead paint hazards isn't worth selling them. He's hoping the clearing will start by the first of or mid October but the landfill discussion is critical because staff hasn't received a definitive answer from the County. Councilor Williams stated that the citizens should get on County Council to waive the landfill fees with this being an election year.

CITY MANAGER City Manager Barrineau noted the following:
COMMENTS

- The City Council Fall Retreat will be on the second floor of the Greenwood County Library this Friday at 12 noon and should last four to five hours.
- Kohl's soft opening will begin this Sunday. Their ribbon cutting is next Wednesday at 8:45 a.m. on September 26.

ADJOURNMENT Mayor Adams made a motion to adjourn the meeting, seconded by Linda Edwards.

Mayor Adams adjourned the meeting at 7:01 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer