

GREENWOOD CITY COUNCIL

December 17, 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, and City/County Planning Director Phil Lindler; City Attorneys Adam Bacot and Tripp Padgett; 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.

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 Linda Edwards, seconded by Johnny Williams.

The motion passed unanimously.

CONSIDER Under Public Hearings, City Manager Charles Barrineau reviewed the proposed ordinance that enables him to authorize the Commissioners of Public Works (CPW) to borrow money to buy natural gas in advance if needed.

Ordinance No. 12-023 to Authorize the City Manager to Issue CPW Revenue Bond Anticipation Notes in 2013.

(2nd reading)

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

Motion to approve Ordinance 12-023 was made by Niki Hutto, seconded by Ronnie Ables.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reviewed the proposed Budget Ordinance for 2013 and noted two changes to the local Hospitality Tax fund since the first reading. The first amendment is a funding increase for the historic railroad center on South Main owned by the Museum from \$25,000 to \$152,000, as requested by Museum Executive Director Stacey Thompson at Council's December work session. An excess of \$100,000 of these funds will be used to mitigate environmental hazards currently present in the railroad cars. This will be the first step towards the long term stabilization and renovation of the historic railroad stock that staff believes can be a significant attraction for Greenwood.

Ordinance No. 12-024 to Adopt the Budget for 2013.

(2nd reading)

A second amendment is to reduce the available Hospitality Tax funds for the South Carolina Festival of Flowers new greenhouse project. Staff was able to allocate that \$8,000 in this year's budget and eliminated it from the 2013 budget.

There have been no additional changes since first reading. The general fund budget is balanced at \$12,922,096 without any property or existing fee increases. They all remain the same as they were this year.

Johnny Williams asked if the SUV was added in the budget. City Manager Barrineau stated that it was in the original first reading and is still included.

No one spoke against the proposed ordinance.

Pierce Stockman spoke in favor of the Hospitality Tax grant for the railroad museum but needed clarity of the increase from \$25,000 to \$152,000.

Motion to approve the Budget Ordinance for 2013 was made by Kenn Wiltshire, seconded by Betty Boles.

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.

-attach-

CONSIDER

Ordinance No.
12-025 to Levy
Tax for the City
of Greenwood for
2013.

(2nd reading)

City Manager Charles Barrineau reviewed the proposed tax levy ordinance. The millage will stay the same at 98.7 mills.

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

A motion to accept the ordinance to levy tax was made by Niki Hutto, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reviewed the proposed ordinance that is passed annually. He does not foresee the need for using the anticipation note but requested Council to approve the ordinance.

Ordinance No. 12-026 to Authorize the City Manager to Issue Tax Anticipation Notes in 2013.

(2nd reading)

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

Motion to accept Ordinance 12-026 was made by Niki Hutto, seconded by Linda Edwards.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reviewed the proposed ordinance to correct some technicalities in the recodification of the business license that was made last year. There were no changes to the fee structure.

Ordinance No. 12-027 Amending Ordinances 10-024, 11-007, 11-024, and 11-027.

(2nd reading)

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

Motion to accept Ordinance 12-027 was made by Kenn Wiltshire, seconded by Linda Edwards.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reviewed the proposed ordinance to clarify the rate structure since the recodification and noted that there were no changes since first reading.

Ordinance No. 12-028 Adding Section 56 to Division 2, Article II - Business Licenses of Chapter 10, "Business Regulations, Solicitations, and Sales".

(2nd reading)

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

A motion to accept Ordinance 12-028 was made by Kenn Wiltshire, seconded by Linda Edwards.

The motion passed unanimously.

-attach-

CONSIDER City Manager Charles Barrineau reviewed the proposed ordinance to allow a tax incentive for the \$14.5 million retail "Project Seminole". It will allow for a special source revenue credit for 15 years at 85%. Greenwood County Council is expected to adopt the same incentive.

Ordinance No. 12-029 Approving an Inter-governmental Agreement Giving Consent for the Distribution of Fees in Lieu of Tax from Certain Property in the Comprehensive Joint County Business and Industrial Park between Greenwood County and Newberry county.

(2nd reading)

No one spoke for or against the ordinance.

Councilor Linda Edwards asked if County Council has already passed the first reading. City Manager Barrineau stated that their ordinance passed second reading and third reading will be tomorrow night.

A motion to approve Ordinance 12-029 was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER

Ordinance No. 13-001 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.2 Acre Parcel of Land Located at 316 Harvey Avenue from RM7 (High Density Residential and Manufactured Housing) to NC (Neighborhood Commercial).

(1st reading)

City Manager Charles Barrineau recognized City/County Planning Director Phil Lindler who stated that this request from Tony J. Cain is to rezone 0.2 of an acre at 216 Harvey Avenue to Neighborhood Commercial for a restaurant. It is located one block away from the County Shop and just north of the CPW water tower. He noted that the Planning Commission recommended approval.

Councilor Niki Hutto asked if the owner plans to use the present structure or tear it down. Mr. Lindler stated the decision has not been determined at that time.

Councilor Kenn Wiltshire asked if the location will hurt the Greenwood Toros Soccer field. Mayor Adams stated that the restaurant may actually help.

No one spoke for or against the proposed ordinance.

A motion to accept rezoning of the 0.2 acre parcel was made by Linda Edwards, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

CONSIDER
 Ordinance 13-002
 Amending
 Ordinance 03-
 010, Zoning
 Ordinance,
 Chapter 6,
 Supplemental
 Regulations,
 Table 6.1.,
 Parking
 Requirements for
 Automobile/Truck
 /Motorcycle
 Repair/Service,
 Section
 6.3.9.3.,
 Streetside
 Landscaping
 Zone, and
 Section 6.3.40
 (C&D)
 Neighborhood
 Commercial
 District.

(1st reading)

City/County Planning Director Phil Lindler stated this ordinance is for a text change in two sections of the Zoning Ordinance. Section 6.2.9.3. regarding streetside landscaping requires landscaping along the right-of-ways and road frontages for commercial and industrial properties. If it conflicts with existing utilities above or below ground, staff encourage developers to plant the required landscaping somewhere else on the site. The Planning Department would like to specify the text to provide documentation as backup of those relocation requirements.

Section 6.3.40 is a modification to the City parking standard for automobile/truck/motorcycle repair/service uses. The current ordinance allows for one space per 150 sq ft of gross floor area. Based on the current standards, a 3,000 sq ft former service station would require 22 parking spaces which would be too much for that type of business. The Planning Department is requesting Council to amend the parking standard to one space per 1,000 of sq ft of gross floor area and one space per bay or stall.

Mayor Adams sought clarity on the relocation of landscaping due to utilities and inquired about retention pond standards. Phil Lindler stated that stormwater detention is determined by South Carolina Department Health and Environmental Control (SCDHEC). The City can place standards on them but SCDHEC may turn over all the reviews to local government.

No one spoke for or against the proposed ordinance.

A motion to accept the zoning ordinance changes was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

-attach-

ADMINISTER

Oath of Office to:
Niki L. Hutto,
Ward 1
Betty R. Boles,
Ward 3
Johnny Williams,
Ward 5
Michael
Monaghan,
Commissioner of
Public Works

Mayor Welborn Adams administered the Oath of Office to Councilors Niki Hutto, Betty Boles and Johnny Williams in unison. He then administered the Oath of Office to City of Greenwood Commissioner of Public Works Michael Monaghan.

CONSIDER

Appointment of Mayor Pro Tempore for 2 Year Term.

Johnny Williams made a motion to nominate Ronnie Ables to serve a two year term as Mayor Pro Tempore, seconded by Niki Hutto.

Those who voted in favor were Mayor Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire and Johnny Williams. Ronnie Ables did not vote due to conflict of interest.

The motion passed 6-0.

CONSIDER

Davis and Floyd Professional Services Contract.

City Manager Charles Barrineau discussed hiring Davis and Floyd at \$72,585 from the 2013 Hospitality Tax for the design, surveying, engineering services, and construction management of Main Street and Oak Avenue Community Development Block Grant. The firm handled six out of eight phases of work in Uptown. The other two were architectural services. He recommended Council's approval.

A motion to approve professional services from Davis and Floyd was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER City Manager Charles Barrineau stated this \$500 request from Healthy Greenwood Neighborhoods is for their annual awards dinner scheduled for Thursday, January 24, 2013. He recommended that the funds come from the Community Account, if Council approved the request.

Healthy Greenwood Neighborhoods Funding Request

A motion to grant Healthy Greenwood Neighborhoods funding request was made by Ronnie Ables, seconded by Betty Boles.

The motion passed unanimously.

CITY MANAGER City Manager Charles Barrineau noted the following:
COMMENTS

- The next work session will be Monday, January 7, 2013.
- The MLK Holiday is January 21, 2013.
- The next City Council Meeting will be Monday, January 28, 2013.

CITY COUNCIL There were no comments at this time.
COMMENTS

ADJOURNMENT Linda Edwards made a motion to adjourn the meeting.

Mayor Adams adjourned the meeting at 6 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer