

GREENWOOD CITY COUNCIL

January 24, 2011 - 5:37 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 the City Manager Julia Wilkie; City Clerk Steffanie Dorn; City Attorneys James Padgett, III and Adam Bacot; City/County Planning Director Phil Lindler; Leslie Lane 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 5:37 p.m.

Councilor Linda Edwards gave the invocation.

---

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

Motion to approve the consent agenda was made by Betty Boles, seconded by Ronnie Ables.

The motion passed unanimously.

---

CONSIDER Under New Business, City Manager Charles Barrineau advised Council of the Greenwood City/County Ordinance No. Comprehensive Plan latest draft. He recognized the 11-001 Approving the City/County Planning Director to explain the process.

Comprehensive Plan. City/County Planning Director Phil Linder gave a brief history on the first Comprehensive Plan that was a joint effort between the City and County of Greenwood. It was adopted in 1999 and the last update was made in 2006. The second update of the third overall plan is a 2010 version but will be adopted in 2011. South Carolina Law requires that local governments that has land use regulations (zoning ordinances), or land development regulations, have a comprehensive plan that identifies goals, objectives, and long range ideas over the next five to ten years.

(1<sup>st</sup> reading)

This is actually a 20 year plan identifying things over the last few years as opportunities that the City can take advantage of to make this community a little unique and a better place to live.

This plan identifies 34 goals, 84 objectives, and 331 strategies that are found at the end of each section. Of the 10 sections, or elements, nine are required by State Law. The tenth element, labeled Energy, was added as a major aspect. The other chapters include population, natural resources, economics, housing, cultural resources, community facilities, land use, transportation, and priority investment which is a new element that was added four years ago as required by State Law. That particular element identifies the locations and areas that you would like to spend money on over the next five to ten years. It's a way to provide more flexibility to identify how you're going to spend public funds and which areas or locations you're going to spend that money on.

The Comprehensive Plan itself updated a lot of the information to the most current date but, specifically, it was updated to include the 2010 parking and open space master plan that was completed last year. It also added the City's Architectural Review Board information that was just coming online when the plan was adopted in 2006. Throughout the plan, pedestrian and bicycle alternatives were emphasized as a form of transportation encouraging infrastructure to citizens for walking and biking to destinations.

The Planning Commission has reviewed the plan, made slight modifications, and is recommending approval. Both City and County Councils will have the opportunity to review the document, make any changes, and adopt it upon second reading if they choose. If for some reason there may be an objective, or a new idea, that Council would want to adopt or if Council might think the Planning Commission is going in a different direction from the 2010 plan, then certainly it can be modified and changed at any point into the future.

Councilor Betty Boles wanted to know how the new modifications were identified in the new Comprehensive Plan. City/County Planning Director Phil Lindler stated that if there was anything to be changed after it's adopted, the Planning Commission can make them. The Planning Commission had already made slight modifications that have been incorporated into the document.

City Manager Charles Barrineau reminded Council that they can refer to the 2006 Comprehensive Plan online for a comparison. He also noted to Councilor Kenn Wiltshire that the plan does have a section on water runoff and sewer.

Phil Linder stated that he will be available to provide additional information and answer any questions Council may have at the work session. He also noted that County Council will look at the Comprehensive Plan for the first time tomorrow afternoon at their administration and finance meeting.

City Manager Charles Barrineau stated that staff took the investment opportunities that were discussed but this is the first time City Council will see the plan. He stressed that it will be fine if Council decides not to take any action tonight. The City Manager suggested that, at Council's choosing, this process can go fast or at a snail's pace. He does ask Council to consider first reading tonight and look over it intensively at the February 7 work session. Mr. Barrineau also suggested that Council don't have to take first reading tonight but can wait until February or March.

Motion to postpone action on Ordinance No. 10-017 until everything has been reviewed was made by Linda Edwards, seconded by Kenn Wiltshire.

The motion passed unanimously.

---

CONSIDER

Resolution No.  
11-001 Approving  
Financing Terms  
for Municipal  
Equipment Lease  
Purchase.

City Manager Charles Barrineau reminded City Council that they included the purchase of a number of capital equipment items in the 2011 Budget and the staff has placed those items on a lease purchase financing bid. He then recognized City Clerk/Finance Director Steffanie Dorn.

Steffanie Dorn noted that she compiled a list of different banks that the City sent bids to over the years. Because some of the local banks don't have the ability to process the capital lease documents, the City has used BB&T for the last two capital lease purchases. The City also received a bid from First Citizens bank and TD Equipment which is a company out of Washington but BB&T had the lowest bid. It is located within South Carolina and the City never had any problems working with them in the past when receiving funds and draw downs when

needed.

Steffanie Dorn recommended City Council to approve the resolution which will select BB&T for a five year agreement to purchase six Crown Victoria Police Interceptors (or Green & Whites), a front-loader commercial garbage truck, and a First Responder vehicle for the Fire Department.

Councilor Linda Edwards asked if the City needed to buy all the equipment this year or over time. Steffanie Dorn stated that it is for this year but the overall price is actually \$45,000 less because the sanitation truck priced way under what staff was told to estimate. The original resolution stated \$418,000 but the actual resolution is authorized for \$372,823 and the revenue will decrease in the capital lease but also in the expenses.

Motion to approve Resolution No. 11-001 was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

---

CONSIDER

Authorizing City Manager to Enter into an Agreement to Participate in the South Carolina Department of Commerce Produce Stand Program.

City Manager Charles Barrineau asked for Council's consideration in participating in an agreement with the South Carolina Department of Commerce to accept two produce stands. The City of Greenwood is one of a select number of rural communities in South Carolina that has been offered this program. It is a joint effort between the Department of Commerce, Department of Agriculture, and the Department of Corrections that actually constructed them. The City will be required to sell only certified South Carolina grown products out of the stands. The Department of Commerce, because of all the investment and partnership they've made with the City, asked that they be placed on Maxwell Avenue to encourage further growth.

If Council approves the use of them, there are rules and requirements that the City must follow. The City intends to work with the current Farmers Market Board and Clemson Extension to develop a way to operate the stands. Operating the stands will probably cost additional funding but the return will be significant as a stepping stone for the City to get into the farmers market operation. The City Manager thinks the stands can be operational by March or April of this year.

Councilor Niki Hutto asked if the produce used to make jams and jellies must be grown in South Carolina. City Manager Charles Barrineau stated that the City will be able to sell a wide range of products under the Department of Agriculture's guidance but they also will give the City some flexibility. Commerce stated that if there is a product not grown in South Carolina such as bananas, they're not going to be offended if it is sold from the stand. The City would want to give opportunities to local farmers. Charles Barrineau also stressed to the Farmers Market Board that these stands will not be operated during the same days and hours of the current market. This operation will start small because there is a lot to learn to get it right.

Councilor Betty Boles asked how the City will select the local farmers. City Manager Charles Barrineau stated that the City will work with the Farmers Market Board since they've been running the existing market for a decade. The Department of Commerce will also be involved because Greenwood is the first of four communities to start this program so the City wants to make sure that it's fair, equitable, and everyone is given an opportunity. These stands were previously only leased to the farmers directly.

Councilor Betty Boles also asked about the proceeds from running these stands. Charles Barrineau stated that he wants the City to remain out of the operation, if possible. The City will fund it somehow and will be working with the Finance Director to make sure, from an audit standpoint, that the City is compliant. The City Manager is hopeful this program to be run as an entity of the Farmers Market Board without the City's involvement. There may be some minor fees that someone has to pay to have ownership into the project but the money will go back to the Farmers Market to sustain the program.

Councilor Kenn Wiltshire asked if it can be ran as a co-op where the produce is brought in from various farmers but the City will stock it. City Manager Barrineau stated that the City could use a co-op as a model to make sure that it is run correctly. He also stated that it may be run very similar to a consignment store.

Councilor Kenn Wiltshire also asked if the stands will be located on the dirt of Maxwell or take up parking spaces. The City Manager stated that it will be located on the end of lower Maxwell across from E.S. Moon's Martial Arts where people could easily park and walk to it. He doesn't know the exact size of the stands but once they're on site, it will take a forklift to move.

The design team in the master planning process is aware of the stands proposed location so that the City can incorporate them into the current or proposed plan. These can be used as a small-scale market to only operate on a Tuesday, Thursday, or a one hour market but the City is committing to use them long term and will pay CPW to provide power.

Councilor Kenn Whitshire was curious as to what will happen if another vender requested to place their stand in the same area. City Manager Barrineau stated that the request has already been considered by the Board of Architectural Review because of the proposed location in the Historic Overlay. City Council will be working through changing the existing zoning ordinance over the next four months. The intent of these stands is to discourage the roadside truck style market and placing a better face on South Carolina farmers. Councilor Niki Hutto asked if other vendors can buy a stand from Commerce. Charles Barrineau didn't know if this program is still giving them out to farmers but he thinks there is some monetary involvement. Councilor Johnny Williams clarified Councilor Hutto's question asking if vendors outside the farmer's market could buy a stand and lease a place next to the proposed stands from the South Carolina Department of Commerce. The City Manager stated that the zoning ordinance was clearly planned with the best intentions for the community but must also follow a guidance that is fair and equitable. He hopes that the City will have its own organized facility in the years to come where space can be provided to other vendors and more pedestrians will come to spend money there and at other stores Uptown.

Councilor Kenn Wiltshire suggested that the proposed produce stands should also be tied into the Healthy Neighborhoods Incorporation where their community gardens can be a supply source. City Manager Barrineau stated the City's goal should be to encourage pedestrian foot traffic Uptown so it must be easy enough for the farmers to participate. If it's fee heavy they won't. Councilor Niki Hutto doesn't think the City should make money but shouldn't lose any either. Charles Barrineau stated the return on this investment is, if successful, the vacant buildings will be filled.

Councilor Linda Edwards asked how long this process will take. If accepted, the stands will be running in March or April but the City Manager doesn't know the days and times of operation because he doesn't want to compete with the existing Farmers Market.

Councilor Kenn Wiltshire suggested that the booths can be used as fundraisers for churches. City Manager Barrineau stated that in all fairness, the City would then make sure that every church and religion has access to them also.

Motion to approve the City Manager to enter into an agreement to participate in the South Carolina Department of Commerce Produce Stand Program was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

---

CITY MANAGER  
COMMENTS

The work session will be the 7<sup>th</sup> of February. Because the regular meeting is supposed to be on Presidents Day, the February meeting will be held on the 28th.

---

CITY COUNCIL  
COMMENTS

City Manager Charles Barrineau answered Mayor Adams question regarding the CSX crossing off of Maxwell Avenue. They will start working on repairs during the Spring.

Councilor Linda Edwards asked when the East Cambridge bridge will be finished. City Manager Charles Barrineau stated that it is delayed because of the recent snow but doesn't have any further information.

Councilor Betty Boles asked about the sale of Christmas Decorations. City Manager Barrineau withdrew the offer because the money wasn't coming in on the level that was worth the value of the lights. Staff is now looking into refurbishing the lights and will show City Council what it looks like.

Mayor Adams recognized Benny Garrett with Boy Scout Troop 58 who introduced three scouts working on their citizenship and community merit badges that required them to attend a meeting.

---

ADJOURNMENT

A motion to adjourn the meeting and enter into Executive Session was made by Linda Edwards, seconded by Betty Boles.

The motion passed unanimously.

The meeting adjourned at 6:16 p.m.

---

D. Welborn Adams, Mayor

ATTEST:

---

City Clerk and Treasurer