

GREENWOOD CITY COUNCIL

February 28, 2011 - 5:34 p.m.

MINUTES

PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau; City Clerk Steffanie Dorn; City Attorney James Padgett, III; City/County Planning Director Phil Lindler; Chris Trainor of the Index Journal.

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

CALL TO ORDER The meeting in Council Chambers was called to order by Mayor Adams at 5:34 p.m.

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.

Councilor Linda Edwards gave the invocation.

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.

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

CONSIDER
Ordinance No.
11-001 Approving
the
Comprehensive
Plan.

(1st reading)

Under Public Hearings, City Manager Charles Barrineau advised Council of the Greenwood City/County Comprehensive Plan latest draft that was discussed extensively at the work session. He recognized the City/County Planning Director Phil Lindler to further explain the process.

Upon inquiry by Mayor Adams, there were no questions for Phil Lindler from City Council.

No one spoke in favor or against approving the Comprehensive Plan.

Councilor Kenn Wiltshire asked if the proposed ordinance will be postponed until his plan for the mill village is reviewed. Phil Lindler stated that the mill village is already residential and is able to have parks, open spaces, churches and small scale commercial. Councilor Niki Hutto stated that the zoning map may be changed for Councilor Wiltshire's plan to be approved.

Councilor Betty Boles asked if all the necessary changes have been made to the proposed ordinance. City Manager Barrineau stated that all the grammatical errors have been corrected. Phil Lindler noted that, once all the changes have been made, he will send a corrected copy to City Council after second reading.

Motion to approve the Comprehensive Plan with corrections was made by Betty Boles, seconded by Niki Hutto.

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

The motion passed.

CONSIDER

Ordinance No. 11-002 Amending Ordinance 03-010, Zoning Ordinance, Chapter 3, Sections 3.1.3.4. Use Matrix, 3.3.5.2. Additional Conditional Uses Allowed in CC (Core Commercial), and 3.3.3.6. Additional Conditional Uses Allowed in GC (General Commercial).

(1st reading)

City Manager Charles Barrineau discussed the current possible changes to the Zoning Ordinance that will allow a farmer's market in Uptown. He then recognized City/County Planning Director Phil Linder to present the proposed changes that the Planning Commission already approved.

The three aspects of the proposed ordinance include:

1) The allowance of farmers markets in the Core Commercial Uptown Zoning District as a conditional use as long as the facility is a permanent structure with all sales conducted under the roof of the structure.

2) The allowance for temporary seasonal outdoor retail sales in the Core Commercial District provided that produce is the only item sold. With this condition, sales will be limited from April 1 to August 31 and the use cannot be placed in a designated parking area, tent or vehicle but must be conducted out of a structure.

3) Extends the season an extra two months from June 1st to April 1st. Staff thought it only fair to allow the same stipulation in General Commercial, located in the main thoroughfares, that currently permit temporary outdoor retail sales for produce from April to August.

Councilor Kenn Wiltshire noted that the Civic Center Farmer's Market is opened until October 1st. City Manager Barrineau stated that the Farmer's Market may stay open until November this year. He suggested that City Council may want to consider the pros and cons of a time frame. Phil Lindler stated that there is no time frame for the Greenwood Farmers Market but the proposed Uptown farmer's market structure is allowed to sell their wares in whatever time or season the City approves. Councilor Niki Hutto stated that there may be two time frames for permanent structures versus temporary tents.

Councilor Wiltshire asked what to do when farmers have truck loads of produce that can't be shelved. City Manager Barrineau recognized that valid point but noted that customers may want a clean, organized facility instead.

Councilor Boles asked if the produce stand that operates under the huge tent on Montague can no longer operate. Phil Lindler answered that they must have a structure similar to Captain Krusty's or what the City proposes.

Councilor Boles asked if the operator could buy a table at the Uptown farmers market and purchase a permit from the City. City Manager Barrineau stated that the City has a business license process but there is a grower's permit that the City can model from the Clemson Extension to give applicants a waiver.

Councilor Betty Boles asked if action on this ordinance could be tabled until a later date. Councilor Edwards asked if the City is looking to operate by April 1st of this year. Mayor Adams reminded Council that the City will soon have two structures from the South Carolina Department of Commerce in Uptown. Councilor Boles asked if there was a deadline to get this approved. Councilor Linda Edwards suggested that Council should work through the details before any decision is made. The City Manager stated that the City were given the stands and tasked to create a system of fairness to allow farmers to sell. Councilor Wiltshire suggested that the farmers can schedule their time during the Uptown farmer's market operation on a first come, first serve basis.

Councilor Hutto asked if there is an ordinance to guide through this system and if a temporary ordinance can be used. Phil Lindler stated that City Council does have that option since it is a temporary use. Mayor Adams asked if the proposed ordinance could be tabled and discussed again next month or can it be postponed until the Summer. City Manager Barrineau stated that he was hopeful to have the stands operating in April but realizes that it won't happen until May and, as of right now, the two stands that are coming Uptown technically do not fit into the Zoning Ordinance.

Motion to table the zoning ordinance amendment was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

A Request from the Greenwood Commissioners of Public Works to Grant a Right-of-Way and Easement along Carolina Avenue, Liner Drive, and Lindsey Avenue.

And

Under New Business, City Manager Charles Barrineau discussed requests from both the Greenwood Commissioner's of Public Works (CPW) for the right-of-way easement and the proposed road closure authorization of Liner Drive and portions of Carolina and Lindsey Avenues. He reminded Council that CPW, while working with the City, was given a grant to upgrade the waterlines as a community project in this area. Unbeknownst to the City staff, Mr. Herbert Anderson Jr. had purchased, or was working to purchase, most of the property in and around these areas and created a plan to actually demolish the homes. The City has then reimbursed the Department of Commerce the money that was granted. CPW is asking for permanent easements to the existing water lines.

CONSIDER

Ordinance No. 11-003
Authorizing Road Closure Approval of Liner Drive and Portions of Carolina Avenue and Lindsey Avenue.

For the second item, the City Manager asked City Council to delay action so that staff can get a better understanding of how Mr. Anderson plans to use the waterlines before the deeds of these roads are granted.

Councilor Kenn Wiltshire asked why grant road closures to the owner when the waterlines may be dug up. The City Manager stated that the City doesn't want to turn the roads over to the owner until CPW has access to the waterlines. Then, if the owner wants to do anything, he must apply to CPW for permission.

(1st reading)

Councilor Edwards suggested that, in the future, the City should check the owner's intentions before applying for grants. City Manager Barrineau stated that the purpose was to help people that lived in those homes and there was no indication of redevelopment at the time. He believes that the redevelopment will be positive for the City but staff must work through the process. He then asked Council to approve item #1 but table item #2 until the owner submits more information of his intentions for that area.

Motion to approve the request from CPW to grant a right-of-way and easement along Carolina Avenue, Liner Circle, and Lindsey Avenue was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

Motion to table the proposed road closure of Liner Drive and portions of Carolina and Lindsey Avenues were made by Linda Edwards, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Acceptance of Bid Results and Authorization of Funding for HVAC and Energy Renovations of Municipal Building.

City Manager Charles Barrineau advised Council that the City submitted a grant to the SC Energy Office for federal stimulus funding to upgrade the HVAC and lighting system in this building in 2009. Right now the system, other than the lighting, runs 24 hours a day, 7 days a week, even when staff is out of the building. The current lighting is not energy efficient. Most of the equipment, including the air duct system, were originally installed into the building in 1968.

The City of Greenwood did successfully get a \$147,000 grant award. At that time, the staff engaged a mechanical engineer to develop the project scope and plans. During that process, it was discovered that the project was much more extensive and the building has a number of code issues that will need to be updated.

After proper advertisement, the lowest bid came from Benjamin's, a local contractor that is also a division of Mathis Plumbing, Heating, and Air at \$516,000. The highest of the three bids received was \$592,731. A significant portion of this cost is the project phasing that is going to be necessary while the building is occupied. There are also additional costs associated with engineering services and asbestos abatement removal from the black tape that covers the joints of the air duct system.

In addition to the \$516,000, the engineer estimates the project will probably total \$550,000. After the grant award is deducted, \$400,000 of the City's Capital Improvement Fund will be needed to move this project forward. Right now, that fund has \$1.35 million dollars but the estimates show annual savings, if this project is implemented, of \$20,000 to \$30,000 for HVAC and lighting upgrades. Staff tried every possible way to reduce the project scope and budget.

The City Manager asked Council to accept the bid from Benjamin's and authorize \$400,000 from the Capital Improvement Fund because the current system has considerably passed the life expectancy and now is the time to be doing a project that'll take two to three months to have the air conditioning operable before the heat of the summer. If Council does agree, staff will present a budget amendment ordinance at a later date.

Mayor Adams asked if there were any equipment that can be replaced. City Manager Barrineau stated that the air handlers and duct system were originally installed in 1968. It was designed and installed for a totally different layout when the CPW and City jointly occupied this building. One code issue is, if any smoke or fire gets into the hallways, all of the air will be sucked in from the stairwells and into the system. This proposal would install electronic dampers that will immediately close if the fire alarm goes off. These are the same type systems you would find at Self Regional Hospital.

Councilor Betty Boles asked if the \$20,000 savings is just for one time. City Manager Barrineau stated that it will be \$10,000 - \$15,000 annual energy savings. The new system will begin to lower the temperature when the staff leaves at night and is computer programmed to heat up one hour before staff arrives at 8 a.m. The downtime from 7 p.m. to 7 a.m. the next morning is the money that the City is going to save. The current system is running 24 hours a day, 7 days a week. The current lighting puts off a lot of heat but the new lighting system won't generate as much heat which causes the air conditioning system to work hard. It's the most energy efficient product on the market.

Mayor Adams stated that replacing the current system is something that must be done but the CPW should be approached to share the expenses. City Manager Barrineau stated that since the City has a 10 year lease with the CPW and is investing over \$500,000, the CPW should share the expenses or deed their half of the building. Mayor Adams stated that he will send a letter to CPW to that affect.

The City Manager stated that a joint meeting with the CPW for this quarter will be scheduled. He doesn't want to overstress the issue but it may take up to 8-12 weeks to get some of the equipment ordered. If Council agrees to start the process, Mathis will start ordering the equipment.

Motion to accept the bid and authorize funding for the HVAC and energy renovations of the municipal building was made by Johnny Williams, seconded by Linda Edwards.

The motion passed unanimously.

CONSIDER City Manager Charles Barrineau asked if Council could
Executive adjourn into Executive Session to discuss a contractual
Session matter.
Discuss to
Contractual a
Matter. A motion to enter into executive session was made by
Linda Edwards, seconded by Kenn Wiltshire.

The motion passed unanimously.

CITY MANAGER There were no comments at this time.
COMMENTS

CITY COUNCIL There were no comments at this time.
COMMENTS

ADJOURNMENT The meeting adjourned at 6:18 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer