

GREENWOOD CITY COUNCIL

March 21, 2011 - 5:34 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; City Clerk Steffanie Dorn; City Attorneys Adam Bacot and James Padgett, III; City Police Chief Brooks; City/County Planning Director Phil Lindler; Chris Trainor of the Index Journal.

ABSENT Assistant to the City Manager, Julia Wilkie

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

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 Linda Edwards, seconded by Johnny Williams.

The motion passed unanimously.

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

(2nd reading)

Under Unfinished Business, Mayor Adams read the first item and noticed that changes have been made to the proposed ordinance. City Manager Charles Barrineau noted that six changes was reviewed, discussed and updated at the last work session. He then asked if there were any questions from Council.

Councilor Kenn Wiltshire asked if the Foundry property should have been listed under priority redevelopment sites that are on Page 90 of the Economic Element of the Comprehensive Plan. City/County Planning Director Phil Lindler stated that the Planning Commission can add the old Greenwood Mills Foundry site to the list if Council decides to redevelop it other than a foundry, like a park or similar use. City Manager Charles Barrineau stated that the debris has been removed but the cleanup hasn't been done on that site. Councilor Ronnie Ables stated that it hasn't been determined what it would take to clean the property up but heard conversations about a recreation facility or park on that end of town. City Manager Barrineau noted that the Phase II Environmental Study estimated about \$500,000 to do some of the removal on that property but there are still some areas that will not be used and must be covered with an asphalt parking lot. He then reminded Council that the Comprehensive Plan is just a guide which can be changed later. Mayor Adams instructed Phil Lindler to add the old Greenwood Mill Foundry site to the Comprehensive Plan.

Councilor Kenn Wiltshire noted the location quotient for Greenwood County, South Carolina, didn't mention tourism and asked if it was covered in the arts, entertainment and recreation section. Phil Lindler stated that they're already established based on the 2008 Penn State study in which reported what was imported and exported as far as economic sectors of the local economy. Councilor Wiltshire stated that on Page 99, 30% of all businesses were day trips with 9% described as pass-through trips. His personal opinion is that Council should make an effort for Greenwood to be a destination tourist spot in the Comprehensive Plan. Phil Lindler stated that the wording can be added. Councilor Niki Hutto stated that the two issues involving the tourism or economic developmental plan is more of a land use not necessarily an economic plan establishing how to use the land the City has to accomplish certain goals.

Phil Linder stated that the whole economic section identifies what the strengths and weaknesses are and where the economic sectors are heading to engage how much development and tourism as a major component of the economy. The Comprehensive Plan specifically doesn't have that language but can add a goal statement at the end of that element to identify Greenwood as being a primary tourism attraction.

Councilor Wiltshire noted that on Page 169 the Civic Center is mentioned as a recreational site along with the YMCA and various town parks. Phil Lindler stated that it is closed but hasn't been demolished, shuttered, or anything else. The staff is in limbo as to how to handle it and there's no long range plan because County Council's intention towards that property is unknown at this time.

Motion to approve the Comprehensive Plan to include the modification of the foundry property and tourism destination goal statement was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

-attach-

CONSIDER

Mayor Adams read the Resolution and asked for a motion.

Resolution No.
11-002 Approving
Fair Housing.

Motion to approve the Fair Housing Resolution was made by Niki Hutto, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

RECEIVE

Fiscal Year 2010
Audit Report
From Greene,
Finney, and
Horton.

City Manager Charles Barrineau recognized Mr. Mike Downing, a representative of Greene, Finney, and Horton, who presented a summary of the City of Greenwood 2010 Audit.

The General Fund received an increase of \$519,000 from 2009 to 2010; up to a total of \$5,450,000. It is \$780,000 better than the budgeted decrease of \$260,000. Of the \$5.4 million, \$1.8 million is reserved, or designated, for the Capital Improvement items. \$3.7 million is unreserved which is about 30% of the 2010 expenditures. General Fund revenues for 2010 are \$12.7 million; \$500,000 above budget due to higher business licenses and the C-fund. The General Fund expenditures were up about \$300,000; \$194,000 below budget.

The government-wide financial information of the City of Greenwood as a for-profit entity states an overall total of assets as \$28 million; 67% is the capital assets (the municipal building, streets, infrastructure, etc), 14% cash, and 20% of other assets. The majority of the other assets are amounts due from Greenwood County and property taxes receivable as of December which has been collected as part of the Fund Balance. Liabilities are \$3.9 million; 50% of that is debt with no outstanding GO bonds (notes payable). The net assets (a part of the City's fixed assets that can't be used for any purposes) equal \$24.5 million. Of the GASB-34 statements, revenues are \$15.6 million and expenses totaled \$14.7 million.

The total outstanding debt is \$2.2 million, which is a decrease of \$102,000. The big items in 2010 were a promissory note for \$385,000 to fund the purchase of a sanitation truck and \$470,000 for a fire truck purchased a couple of years ago and are still making payments at a total of \$800,000. The year-end total debt service on those two notes is around \$214,000.

Infrastructure Reimbursement Agreements and CPW Agreements are paid with property taxes. Phase I & II of the water upgrades were completed in 2010 and Phase III started in December. Another note payable with BB&T for \$370,000 was approved in January to purchase more equipment such as police cars, a front loader garbage truck, etc. The debt service will be around \$89,000 a year, starting 2012. In February, the City approved a contract for \$500,000 for improvements to the municipal building (HVAC); \$150,000 of that will be paid by federal grants.

Other Post Employment Benefits (OPEB) is the retiree healthcare. The City implemented the GASB 45 new standard last year and has an unfunded actuarial accrued liability of \$1.4 million being funded by the annual required contribution of \$110,000 for 2010.

GASB 54 changes the way the fund balance will now be reported in the financial statements. There's no change in the total fund balance but will drastically change the definitions, categories, and components. The financial statements will look different but won't have much of an impact to the City.

The governmental auditing standards showed no findings or material weaknesses noted at the end of 2010. A single audit would be performed if the City has over \$500,000 in expenditures of federal grants during any given year. The City of Greenwood exceeded that in 2010 for CDBG programs.

A management letter was provided as a required communication to management and those in governance. If there were any difficulties with management, disagreements, or significant audit adjustments, it would have been mentioned in this letter but there weren't any of those items for this year.

In summary, the unqualified opinion of the financial statements is that the City is in healthy financial condition as of December 31, 2010. The economy hasn't come out of the slump yet and the City must continue to make difficult decisions.

Mr. Downing then introduced Mr. Keith Campbell and offered to entertain any questions from Council.

Motion to accept the information of the 2010 City of Greenwood Audit was made by Linda Edwards, seconded by Betty Boles.

The motion passed unanimously.

City Manager Barrineau thanked Mr. Downing for their work on the audit and expressed his great appreciation to Steffanie Dorn and her staff for their work during this challenging year.

The City Manager stated that a "Children at Play" sign cannot be erected on State roads however a crossing zone can be established if a crosswalk was installed. He is also okay with the speed limit being changed to 25 miles per hour if City Council approves because the signs haven't been ordered yet.

Councilor Edwards asked if there was ever a request for a light on the corner of Edgefield Street onto Maxwell Avenue. City Manager Barrineau stated that he never recalled a request ever being made but would rather wait until a decision has been made on the Uptown farmers market that will be in that area. He also didn't know if a traffic light will impact the railroad.

ADJOURNMENT

After no further comments, Mayor Adams adjourned the meeting.

The meeting adjourned at 6:26 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer