

GREENWOOD CITY COUNCIL

September 19, 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; Assistant to City Manager, Julia Wilkie, City Clerk Steffanie Dorn, City Attorneys Adam Bacot & Tripp Padgett, Planning Director Phil Lindler; Steven Covington of Gwdtoday.com and Erin Owens of the Index Journal.

CALL TO ORDER The meeting in Council Chambers was called to order by Mayor Adams at 5:38 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 Betty Boles, seconded by Ronnie Ables.

The motion passed unanimously.

CONSIDER
 Ordinance No.
 11-015 to
 Authorize the
 City Manager to
 Sign a Lease
 Agreement with
 the Greater
 Greenwood Parks
 and Trails
 Foundation, Inc.
 for
 Approximately 54
 +/- Acres
 Located at the
 Corner of Grace
 Street Extension
 and Highway 72
 Bypass.

Under the only Public Hearing, Mayor Adams asked if anyone wanted to speak in favor or against Ordinance No. 11-015.

No one spoke in favor or against Ordinance No. 11-15.

City Manager Charles Barrineau assured Councilor Linda Edwards that no changes have been made to the agreement since the last meeting.

Motion to approve Ordinance No. 11-015 was made by Kenn Wiltshire, seconded by Niki Hutto.

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

(2nd reading)

The motion passed.

-attach-

CONSIDER
 Ordinance No.
 11-014 Renaming
 Cooper Road to
 Cooper Road
 North and Cooper
 Road South.

Under Unfinished Business, Mayor Adams read the only item and asked if anyone wanted to speak in favor or against Ordinance No. 11-014.

No one spoke in favor or against the request.

There was no discussion from Council.

(2nd reading)

Motion to approve Ordinance No. 11-014 was made by Ronnie Ables, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER

Ordinance No. 11-016 Amending the City of Greenwood Zoning Ordinance, Being Ordinance 03-011, by Amending Sections 3.1.3.4., 3.3.5.2., and 3.3.3.6. to Add Produce Stands as a Conditional Use in the CC (Core Commercial) Zoning District.

(1st reading)

City Manager Charles Barrineau stated this ordinance, if approved by Council, will allow the sale of produce and perishable grocery items in permanent structures throughout the year in Core Commercial zoning districts. Other commercial districts will only allow temporary seasonal sales from May 1 to August 31 and pumpkin sales from September 1 to November 30. This ordinance will be presented to the Planning Commission on Thursday, September 29, for their recommendation. City Manager Barrineau asked for City Council's approval and to consider a public hearing and second reading be scheduled for the Monday, October 3rd, work session to allow the fall season to start as soon as possible.

Councilor Johnny Williams asked if tent vendors were allowed. City Manager Barrineau stated that this ordinance will only allow permanent structures.

Councilor Betty Boles asked if this ordinance will affect the Montague Avenue tent sales. The City Manager noted that tent vendors are only issued temporary permits for a \$100 fee from May 1 to August 31 and September 1 to November 30 for the fall season.

Councilor Kenn Wiltshire asked if mobile vendors can work in conjunction with the Uptown stand occupants. City Manager Barrineau stated that they are allowed to supply the farmers from behind the stand. The intent is not to sell directly out of the truck.

Councilor Edwards stated that she thought the ordinance was for the Uptown stands to operate throughout the year. City Manager Barrineau noted that this ordinance will affect all the permanent produce stands in the Core Commercial area which is basically in Uptown. If anyone wants to operate a permanent structure, it must be located 1,000 feet away from any other produce stand.

Motion to amend the City of Greenwood zoning Ordinance to add produce stands as a conditional use in the Core Commercial Zoning District was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Resolution 11-014 Supporting the Implementation of the July 2011 Montague Avenue Corridor Study Prepared by the Greenwood City/County Planning Department.

City Manager Charles Barrineau read the resolution to Council and stated that their approval of this resolution is simply endorsing a vision statement and giving staff direction in which to work. Individual projects and any zoning changes must be approved by Council for their consideration.

Councilor Boles asked who would be handling the expenses for this project. City Manager Barrineau stated that the project will continue to be done with existing staff. The City will spend money as funding becomes available.

Councilor Williams stated that there isn't enough room on Montague Avenue unless it becomes a two lane highway similar to Anderson, South Carolina, unless some buildings are torn down. City Manager Barrineau stated that some buildings have already been torn down but it's important to think progressively.

Councilor Hutto asked if this project has a name and if it has already been started in unincorporated areas. She is concerned if present buildings will be grandfathered during this process and if overlay district procedures will apply. Planning Director Phil Linder stated that there must be continuity between the Greenwood City and County Councils before the project can move forward. Although the Montague Avenue Corridor Study is only a packet of ideas for now, design review standards can be used if necessary. A group of property owners will be formed first to establish a name for the corridor and way-finding signage.

Motion to approve Resolution No. 11-014 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

Several Council members suggested a joint meeting with Greenwood County Council to move the plan forward.

-attach-

CONSIDER

Resolution No.
11-015 to
Reaffirm the
Importance of On
The Job Safety
for the City of
Greenwood.

Mayor Adams read the title and recognized City Manager Charles Barrineau who stated that one South Carolina Municipal Risk Fund requirement is for Council to pass an annual resolution supporting safety in everything we do. He noted that all the departments do an excellent job of stressing the importance of safety.

A motion to pass Resolution 11-015 was made by Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

-attach-

CONSIDER

Resolution No.
11-016 Approving
the Distribution
of 2011
Accommodations
Tax Funds.

City Manager Charles Barrineau introduced Resolution 11-016 stating the City of Greenwood received four quarterly accommodations tax payments from the State Department of Revenue totaling \$92,981.46. With the fund balance from 2010 and interest earned, there is now a total of \$93,185.95 to allocate, down over 21% from last year's total of \$118,668.99 This year's amount reflects the statewide sluggish impact the recession has had on the tourism industry.

Based on South Carolina Code of Laws Chapter 4 Section 6-4-10, the City of Greenwood's General Fund retains the first \$25,000 and the next 5%. State law also outlines that a 30% balance be allocated to one organization selected by the municipality for advertising and tourism development, the Greenwood Regional Tourism and Visitors Bureau, and the remaining balance allocated for advertising and tourism development to requesting agencies. These requests must be reviewed and recommended by the City's Accommodations Tax Advisory Committee. City Council's decision of allocation is then reviewed by a statewide Tourism Expenditure Review Committee. If the state committee disagrees with the City's distribution of funds, it can withhold future distributions of accommodations tax funding.

The City of Greenwood solicited funding requests with a deadline of Thursday, September 1, and received nine application packets totaling \$81,300.

The local A-Tax advisory committee recommended that the two festivals, Festival of Flowers and Festival of Discovery, receive the same level of funding as allocated in 2010 because they believe these two events are the City's signature tourism efforts. The Festival of Discovery will receive \$15,000 and Festival of Flowers \$16,992.44. The five remaining requests from the Arts Center, Chamber Half Ironman race, Greenwood Community Theatre, Greenwood Lander Performing Arts, and The Museum were equally distributed at \$2,500 each.

Because the requests from Greenwood Delta Sigma Theta Sorority, Inc. and Little River Missionary Baptist Association are to support the marketing of statewide meetings that are already confirmed to be held in Greenwood in 2012, the City Manager suggested that Council support them with funds from the 2012 Hospitality Tax budget. He noted that in the past, the statewide tourism expenditure review committee has questioned using local accommodations tax funds to support meetings that have already confirmed their intention to come to a community.

City Manager Barrineau suggested that Council accept the Accommodations Tax Committee allocation recommendation as follows:

AGENCY	\$ REQUESTED	\$ COMMITTEE RECOMMENDED	\$ APPROVED BY COUNCIL
City of Greenwood	28,399.07	28,399.07	28,399.07
Greenwood Regional Visitors/Tourism	20,394.44	20,394.44	20,394.44
The Arts Center	6,000	2,500	2,500
Chamber of Commerce SC Half	6,000	2,500	2,500
Greenwood Community Theatre	6,500	2,500	2,500
Greenwood Delta Sigma Theta Sorority, Inc.	\$1,500	-	-
Greenwood Lander Performing Arts	\$5,000	2,500	2,500
Little River Missionary Baptist Association	\$2,500	-	-
Museum	10,800	2,500	2,500
South Carolina Festival of Discovery	15,000	15,000	15,000
South Carolina Festival of Flowers	28,000	\$16,992.44	\$16,992.44
Total	\$130,094	\$93,285.95	\$93,285.95

Motion to approve the distribution of 2011 Accommodations Tax Funds was made by Betty Boles, seconded by Johnny Williams.

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

The motion passed.

Councilor Edwards requested that the City Manager make it clear to the Greenwood Delta Sigma Theta Sorority, Inc. and the Little River Missionary Baptist Association that they will be getting their funding from the Hospitality Tax from the City's 2012 budget instead of Accommodations Tax. City Manager Barrineau will draft a letter to the two organizations. He also noted that the Town of Ninety Six requested \$2,500 for their Festival of Stars event.

CONSIDER

To Authorize the City Manager to Expend Funds to Assess Property along Phoenix Street Prior to Accepting Ownership.

City Manager Charles Barrineau stated that at their Monday, August 15, 2011 meeting, the Greenwood School District 50 Board of Trustees voted to transfer surplus property owned by the District located at 717 and 720 Phoenix Street behind the Greenwood High Apartments to the City of Greenwood. The transfer will be given freely to the City with the understanding that the property would continue to be used for the good of the public.

The estimated 15,000 square foot, two story building on Phoenix is the district's former maintenance facility. The adjoining fields are presently leased to the Toro's Soccer Club of Greenwood at no cost to the City because they're responsible for the cost of utilities and maintenance. Over nine acres of property is contiguous to the City's seven acre public works compound off of Fair Avenue and is referenced in the 2004 Greenwood City Center Master Plan because of its proximity to the downtown and large potential green space. The building is well constructed, fenced, and has a loading dock. The City's most critical need at the present time is storage space and this property gives the City an area in close proximity of the downtown to store these items.

Based on an initial assessment, an estimated \$100,000 will be needed to replace a damaged roof and properly remove some asbestos in the building. These funds could be budgeted in the City's 2012 Hospitality Tax budget. If City Council accepts the property, the City Manager recommends they authorize funds from the local hospitality account to complete an Environmental Phase I and initial asbestos survey at an estimated cost of \$7,500 prior to acceptance of the property. Based on the results, City Manager Barrineau will place the actual acceptance of the property on City Council's October agenda. If Council accepts the property, the City Manager also recommends that they continue the same lease arrangement with the Toro's Soccer Club.

Councilor Williams stated that it is a good building.

Mayor Adams stated that the building should be checked out for employee safety.

Councilor Boles asked why the City Manager is only asking for \$7,500. City Manager Barrineau stated that an Environmental Phase 1 will determine the extent of the asbestos and cost of removal.

Councilor Hutto asked what other repairs are needed to the building other than a new roof. City Manager Barrineau stated that the roof is the biggest challenge. The City may need to purchase some racks to hang lights and other ornaments but, structurally, the building is in great condition with a fairly updated heating pump system.

Councilor Edwards asked if it was the building on the right of Phoenix. City Manager Barrineau stated that the City will be accepting the property, building, fields, and concession stands.

A motion to authorize the City Manager to expend funds to assess property along Phoenix Street prior to accepting ownership was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Appointment to Vacant Position on the City of Greenwood Housing Authority Board of Commissioners to Replace Bob Elliott.

City Manager Charles Barrineau stated that he asked the Housing Authority for a recommendation or City Council can provide the name of a City resident that is interested in serving.

Councilor Edwards asked if there was a Vice Chairman. City Manager Barrineau stated that Lillian Thomas is the Vice Chair but they're just looking for a new member, not a Chairman replacement.

Motion to table the request for an appointment to the City of Greenwood Housing Authority Board of Commissioners for more discussion was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CITY MANAGER COMMENTS City Manager Charles Barrineau reminded Council of their annual retreat at the Greenwood County Library this Friday from 12 noon to 4 p.m.

CITY COUNCIL COMMENTS Councilor Linda Edwards asked when City Manager Barrineau can arrange a meeting between City Council and the International Property Maintenance Code Board of Appeals. She believes that it is important to meet those who are being appointed to various groups. City Manager Barrineau stated that he will work on it tomorrow.

Mayor Adams asked everyone to remember Donnie Dowis who passed away over the weekend. He provided a place for kids in the City to play every day.

ADJOURNMENT Councilor Betty Boles made a motion to adjourn the meeting.

The meeting adjourned at 6:14 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer