

GREENWOOD CITY COUNCIL

October 18, 2010 - 5:37 p.m.

MINUTES

PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant to the City Manager Julie Wilkie; City Clerk Steffanie Dorn; City Attorneys Bacot and Padgett; City/County Planning Director Phil Linder; 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.

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 Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Ordinance No. 10-015 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Property Located at 1427 East Cambridge Avenue from R3 (Medium Density Residential) to IP (Institutional Professional).

(1st reading)

Under Public Hearings, City Manager Charles Barrineau introduced the proposed ordinance and recognized the City/County Planning Director, Phil Lindler.

Phil Lindler stated that the Planning Commission reviewed and approved the request to rezone 1427 East Cambridge Avenue to Industrial Professional (IP) so that the property owner can place an assisted living facility on the site; however, if rezoned to IP, the owner could put any type of IP use on the site. If there were to be a commercial site of any kind, most of the traffic would be generated on Gateway. It is yet to be determined whether access would come through Canyon Drive because it is a residential street. Surrounding land uses are mostly residential except for the Southern portion at the intersection of East Cambridge (Avenue) and Gateway where the hardware store is.

Ruth Norman of 124 Canyon Drive spoke against the request because the traffic doesn't obey the 35 speed limit. She says it's very bad between 7:30 - 8:30 a.m. and 4:30 - 5:50 p.m. in the afternoon. Her concern is if the business goes defunct, residents will be stuck with whatever else in the IP category.

Scott McCarter of 101 Watercrest Drive in Inman, SC, spoke in favor of the request as the owner of the property. He stated that the main entrance to the site will be off of Cambridge/Gateway and will use barriers that would shield Canyon Drive from this development. He proposed that the residential development will house seniors who need assistance and possibly some independent living. He estimates little traffic except for Sunday visitors.

Jim Anderson, consultant from Senior Resource Management Company that develops and manages retirement communities, stated that a market analysis showed there is a need for more assisted living facilities because there has been no new facilities built in this area for several years. It is an investment of about \$6 million with 72 beds and will be bringing at least 40 jobs into the community. It won't be facing Cambridge Avenue so the facility will be off the street and everything will be appropriately greenspaced. He asked Council to consider the need for jobs and expanding the tax base. He's confident the facility will be successful; however, should the owner fails, many companies will purchase already developed facilities.

Lauren Johnson, Lander student, stated that she's for the rezoning because there aren't enough facilities for students to have their clinical studies. If this facility is available, it would give more opportunities for nursing and also make Lander able to accept more students.

Discussion:

Councilor Edwards stated that she's concerned the traffic problems that are already there will get worse. She's also concerned of other uses that can be placed on the property if IP zoning is approved.

Councilor Niki Hutto and Mayor Adams agreed that the IP zoning would be more restrictive to what it's currently zoned. If the property remained residential, there will be more habitation on 32.5 acres than if it was changed to IP causing higher traffic.

Councilor Boles' asked about the facility's entrance and exits. Jim Anderson stated that it would be coming off of East Cambridge Avenue.

Councilor Williams referenced the Hampton House Apartments as being an assisted living facility with little traffic.

Motion to approve the rezoning of 1427 East Cambridge Avenue to Institutional Professional was made by Niki Hutto, seconded by Ronnie Ables.

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

The motion passed.

-attach-

CONSIDER
 Ordinance No. 10-014 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Property Located at 202 Lee Street from R4 (Medium Density Residential) to OP (Office Professional).

Under Unfinished Business, City Manager Charles Barrineau reminded Council that this ordinance will allow Gindre Copper administrative offices to be moved from the current rented facility to 202 Lee Street.

Motion to approve Ordinance No. 10-014 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

-attach-

(2nd reading)

CONSIDER
 Ordinance No. 10-016 Authorizing the City Manager to Sign a Lease Extension with the Greenwood Commissioners of Public Works for the Municipal Building.

Under New Business, City Manager Charles Barrineau explained to Council that the City of Greenwood has a 10 year agreement with the Commissioners of Public Works to lease their half of the Municipal Building, 6800 square feet, at \$1 per year. If approved by Council, the lease agreement will be extended under the same terms to 2020.

Motion to approve the lease agreement was made by Johnny Williams, seconded by Ronnie Ables.

The motion passed unanimously.

(1st reading)

-attach-

CONSIDER

Partnering with
Greenwood
Commissioners of
Public Works to
Fund Design
Services to
Study the
Implementation
of a WiFi
Network.

City Manager Charles Barrineau discussed the proposal to implement a WiFi Network with the Commissioners of Public Works (CPW). For the last two years the City and CPW staff have been following a number of South Carolina communities that have implemented wireless WiFi networks to improve public safety services, allow wireless access of reading utility meters, publicly monitored security cameras and alarm systems, community wireless internet access to the public, and possibly create many new business opportunities. He is asking Council to allow staff to partner with CPW in funding the design and deployment strategy for a wireless network in a manner that is similar to the engineering for a parking lot. A study for using the existing infrastructure and implementation phases will cost \$48,500 and CPW has already agreed to pay half. The City can fund the other half, \$24,250, from the Community Account. The actual implementation cost is unknown at this time, so staff is looking for a multiphase effort to get this started.

Councilor Hutto wanted to know if other communities were receiving grant money for this service and which City employees needed wireless service. The City Manager stated that Camden and Newberry are counties similar in size implementing the same design service. The Police Department already uses Verizon access cards for laptops in the cruisers and going wireless could eliminate the \$20,000 yearly fee. Other wireless uses could be beneficial for transmitting Building Inspection permits to the office, Code Enforcement, and Emergency Preparedness for hazmat notification. If approved, this implementation will not start until next year but a strategy meeting is scheduled in the next 30 days.

Councilor Williams was concerned about the affect going wireless would cause the cable and telephone industry. City Manager Barrineau stated that the grant will make funding available to low income areas.

Motion to approve the City of Greenwood partnering with CPW to fund design services to study the implementation of a WiFi network was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

City Manager Charles Barrineau discussed the status of the old mill property located at 700 Kitson Street. It

To Authorize the City Manager to Submit a Non-Responsible Party Voluntary Cleanup Application to SCDHEC for the Former Greenwood Mill No. 5.

is now rubble and the property taxes have not been paid in three years. To begin a cleanup process, the City must enter into a Non-Responsible Party agreement with the SC Department of Health and Environmental Control (SC DHEC). This will allow the City to acquire the property with State funded liability protection from existing contamination by agreeing to perform an environmental assessment and/or remediation. He believes that the City can successfully secure the funding for the cleanup however it will take a number of years. He asked Council to allow staff to begin writing the non-responsible party application. The City will also be required to complete an Environmental Phase I study. The cost estimate will be available at the November meeting.

Councilor Niki Hutto asked if Phase I is not clean, then the site cleanup won't happen because the City is a non-responsible party. City Manager Barrineau stated that unfortunately the City will be the only entity that will clean it.

City Attorney Tripp Padgett stated that the outcome of Phase I would determine if another law firm with expertise in that area would be needed.

City Manager Barrineau stated that grant funding will not be announced until April of next year but only if the City owns the property. He is confident that the City can receive grant money to clean up the site, but the City doesn't want ownership if it doesn't pass DHEC's Phase I clearance. The Non-Responsible Party Agreement is to encourage entities such as the City not to be fearful in moving forward to clean up such sites. He reminded Council that they authorized staff to submit an application for federal funding and are assessing three properties. The first is Greenwood Mill No. 5, the second is the former Abney Mill in the Grendel Community, and the third is the Foundry Property adjacent to the Housing Authority.

Councilor Williams blames staff for allowing the owner to make money off of the equipment and now the City has to clean up the mess.

Motion to authorize the City Manager to begin the application process to SCDHEC was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

Councilor Boles asked if the Old City Landfill could qualify for grant funding. City Manager Barrineau

explained that the City landfill couldn't get grant funding because the City is the responsible party. He noted that he received the agreement from SCDHEC for the former City landfill, however there is still language in the document that staff has not been able to come to terms with, so he and the city contracted attorneys will be meeting with their officials in Columbia to discuss the Voluntary Cleanup contract as to what will take place on SCDHEC part.

CONSIDER

The Acceptance of a US Department of Justice Community Oriented Policing Services (COPS) Grant.

City Manager Charles Barrineau asked for City Council's consideration to accept the Community Oriented Policing Services (COPS) Grant for \$228,006 to fund two police officer positions that have been frozen. He reminded Council that they budgeted for 54 positions but is now budgeted for 52. This grant will fund those positions for three years. After that, the City is required to fund those positions for an additional year in 2014.

Motion to accept the COPS grant was made by Linda Edwards, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Donating Surplus Equipment to the SC Department of Juvenile Justice.

City Manager Charles Barrineau discussed a request from the SC Department of Juvenile Justice police to provide a donation of any riot gear available. The City has on hand 30 outdated riot helmets and 25 PR-24 batons that aren't being used by the Police Department and can be donated to the Department of Juvenile Justice.

Motion to donate the supplies to the Department of Juvenile Justice was made by Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Authorizing

City Manager Charles Barrineau reminded City Council that they budgeted for new sidewalk construction in front of the theatre and museum this year. He stated that the

Funding to Mill and Resurface the City Owned Parking Area in front of the Arts Center at the Federal Building and Greenwood Community Theatre.

parking area will need to be milled and resurfaced as well. The estimated cost is \$10,000 and can be paid out of the Hospitality account.

Incoming Councilor for Ward 4, Kenn Wiltshire, suggested enlarging the handicap parking spaces also.

Motion to authorize funding to mill and resurface the City owned parking area was made by Betty Boles, seconded by Johnny Williams.

The motion passed unanimously.

CITY COUNCIL COMMENTS

Mayor Welborn Adams asked if Uptown Greenwood is ready for the Boo Bash on Thursday, October 28, from 5 - 8:30 p.m. City Manager Barrineau stated that more police staff will be on hand. Councilor Hutto stated that due to construction in front of the Federal Building activities will be moved to a smaller area. The City Manager hopes that construction will be finished by then.

Councilor Edwards asked when the bridge on East Cambridge will be completed. City Manager Barrineau stated the completion date for the bridge is December 15. The Christmas parade will use the Seaboard route as the starting point again.

CITY MANAGER COMMENTS

City Manager Charles Barrineau reminded City Council of the Safety Dinner this Thursday, October 21, and the joint CPW dinner next Tuesday, October 26. He also suggested Council to have the budget workshop during the next work session and one-on-one sessions with Councilor Ables and Councilor-Elect Wiltshire prior to the work session.

ADJOURNMENT

A motion to adjourn the meeting was made by Linda Edwards.

The meeting adjourned at 6:28 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer