

GREENWOOD CITY COUNCIL

February 4, 2019 - 5:32 p.m.

SPECIAL CALLED MEETING MINUTES

PRESENT

Council Members: Mayor Brandon A. Smith, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Matthew Miller, and Ronnie Ables; City Manager Julie Wilkie, City Clerk Steffanie Dorn, and City/County Planner Phil Lindler.

CALL TO ORDER

Mayor Brandon Smith called the special called meeting in Council Chambers to order at 5:32 p.m.

STATEMENT AND
QUORUM

Mayor Smith 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."

City Clerk Steffanie Dorn confirmed a quorum was present.

Councilor Linda Edwards gave the invocation.

CONSIDER

Ordinance No. 19-002 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Four Parcels of Land, Approximately 17.66 Acres, Located at 806 and 812 Laurel Avenue East from R4 (Medium Density Residential) to PDD (Planned Development District).

(2nd reading)

Under New Business, City Manager Wilkie reviewed the proposed ordinance to rezone 806 and 812 Laurel Avenue East from medium density residential to a planned development district for a 222 unit, multi-family project.

DISCUSSION:

Councilor Kenn Wiltshire and City/County Planning Director Phil Lindler informed Councilor Betty Boles that the traffic study was done by a private engineering firm, but the SC Department of Transportation (SCDOT) agreed with its findings.

City Manager Julia Wilkie contacted Nick Rebovich of the SCDOT regarding more traffic related concerns from citizens and they will be looking into signage and/or road markings to not block the exit at Karlie Hill and turning lane issues from Laurel onto the Bypass.

City/County Planner Lindler informed Mayor Smith that the SCDOT referred several engineering firms for Pioneer Construction to use because the project was too small for their involvement. Councilor Wiltshire noted the SCDOT was happy with the firm Pioneer Construction used and that Mr. Piontek did share their findings with the Karlie Hill Home Owners Association.

City/County Planner Lindler also confirmed to Councilor Boles that the Planning Department recommended denial solely because of the zoning change increasing the density, according to the Comprehensive Plan, but City Council can waive that decision for the development's positive attributes.

Charles Piontek, Developer from Pioneer Construction, informed Mayor Smith and Councilor Linda Edwards that their decision to use the engineering firm from Greenville, SC, was based strictly on referrals made by the SCDOT who asked for a traffic study because of concerns from area residents. The development should take 14 to 18 months to build, once it is slated to start within the next 12 to 14 months. Council's decision tonight will determine if he purchases the property.

There was no further discussion from Council.

A motion to approve Ordinance 19-002 amending the zoning map by rezoning four parcels of land at 806 and 812 Laurel Avenue East from Medium Density Residential to Planned Development District was made by Kenn Wiltshire, seconded by Matthew Miller.

The motion passed unanimously.

CONSIDER

Approval of
Capital Lease
Purchase Agreement for
Five Police Cars
and One Front
Loader Trash
Truck.

City Manager Wilkie recognized City Clerk Steffanie Dorn who informed Council of recent capital lease purchase bid results in which BCI Capital Management had the lower bid than BB&T by a .003% difference (\$300) in interest over a four year term. She noted to Council that the City has never worked with this company before but asked them to approve a resolution to select BCI Capital Management, unless the City cannot come to terms with the company and then choose to sign with BB&T.

DICUSSION:

City/County Clerk Dorn informed Councilor Wiltshire that the Purchasing Ordinance states Council may not necessarily choose the lowest bidder for professional services. She also informed Councilor Niki Hutto that the City Attorney added stipulations to the agreement for BCI Capital's Attorney to review but haven't heard anything from them yet.

Councilor Matthew Miller noted that the City is already familiar with BB&T and their terms. City Clerk Dorn informed Councilor Boles that the Resolution is for BCI, but it can be changed if Council choses BB&T.

Mayor Smith noted that it will save everyone time to choose BB&T. Councilor Hutto agreed that the difference between the two is miniscule.

City/County Clerk Dorn noted to Councilors Edwards and Wiltshire that BCI's representative is located in Charleston, SC, but had never done business in South Carolina. The worst case scenario would be the firm would not have funds available when the City is ready to complete the paperwork.

Councilor Linda Edwards suggested a stipulation in the ordinance to only use traditional banks located in South Carolina for future lease purchases.

Councilor Ronnie Ables stated that a \$300 difference is

worth doing business with BB&T.

There was no further discussion from Council.

A motion to authorize the Finance Director to sign lease purchase agreement documents with BB&T was made by Matthew Miller, seconded by Kenn Wiltshire.

The motion passed unanimously.

ADJOURNMENT

A motion to adjourn the meeting was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

Mayor Smith adjourned the Special Called Meeting at 6 p.m.

Mayor Brandon A. Smith

ATTEST:

City Clerk and Treasurer