

GREENWOOD CITY COUNCIL

May 6, 2019 - 5:33 p.m.

SPECIAL CALLED MEETING MINUTES

PRESENT

Council Members: Mayor Brandon A. Smith, Niki Hutto, Linda Edwards, Betty Boles, and Ronnie Ables; City Manager Julie Wilkie, Assistant to the City Manager Ryan Thomas, City Clerk Steffanie Dorn, and City Attorney Tripp Padgett. Adam Benson from the Index-Journal.

Matthew Miller entered the meeting at 5:40 p.m.

CALL TO ORDER

Mayor Brandon Smith called the special called meeting in Council Chambers to order at 5:33 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.

Mayor Smith gave the invocation.

RECOGNIZE

Kyle Campbell of
Preservation
South Regarding
314 Jackson
Avenue.

Under the only Public Appearance, City Manager Julia Wilkie recognized Preservation Consultant Kyle Campbell of Greenville, SC, to discuss his proposal to purchase and renovate the former Greenwood Mill Community Center. If approved by Council, he plans to purchase the building, get it in compliance with International Property Maintenance Codes, and apply to get the property rezoned to High Density Residential for it to be converted into a multi-family housing project. He noted that the exterior will remain the same to receive historic tax credits.

DISCUSSION:

Mr. Campbell assured Councilor Niki Hutto that he had never been denied any historic tax credits for his past projects and plans to maintain ownership of the building even after the five year historic tax credit requirement has passed. He also assured Councilor Betty Boles that the neighborhood wouldn't notice any difference with the development once finished.

Mr. Campbell informed Mayor Smith that he was interested in the property for quite a while but didn't get much traction from the previous City Manager. He noted that the top floor will house two apartments, at 1,200 square feet each, and the bottom floor will house two more at 900 square feet each. He also informed Mayor Smith that a part of his process is to survey the Mill Village for the building to be nominated for the National Historic Register.

Mr. Campbell informed Councilor Ronnie Ables that, if approved, he will start the renovation as soon as rezoning and building permits have gone through. He anticipates the project to be finished by May 2020.

City Manager Wilkie noted that, according to the International Property Maintenance Code, the building is not allowed to change hands unless the potential new owner is aware that the building is condemned. Mr. Campbell plans to pay all back taxes and anticipates a clean title without any interest from the previous owner.

CONSIDER

Releasing City
Interest in 314
Jackson Avenue
to Allow
Preservation
South to
Purchase and
Rehabilitate.

Under New Business, City Manager Wilkie informed Council that the County was "holding" the 314 Jackson Avenue property for the City until the demolition approval process from SC Department of Archives and History was completed. She asked Council's permission to ask the County in writing to release the City's interest in the property which will allow Preservation South to purchase and rehabilitate the Old Greenwood Mill Community Center.

A motion to allow the City Manager to ask the County to release the City's interest from 314 Jackson Avenue in writing was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

City Manager Wilkie informed Councilor Linda Edwards that she, Mr. Campbell, and any available Council Members will be meeting with the Greenwood Mill Village community to relay information and answer questions.

RECONSIDER

Acceptance of
\$249,404
Community
Development
Block Grant
(CDBG) Award
from the
Community
Enrichment
Program.

City Manager Wilkie informed Council that they must re-vote to not accept the CDBG award from the Community Enrichment Program because the City will no longer have intentions to demolish 314 Jackson Avenue. She assured them that the SC Department of Commerce understood the process and will not hold the reversal against them for future grant applications.

A motion to not accept the \$249,404 CDBG grant funds from the Community Enrichment Program was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously.

Mr. Campbell informed Mayor Smith that his "Plan B" would be to use the building as a Commercial, open space, but it will be less amenable to the neighborhood.

CONSIDER

Greenwood County
Transportation
Committee (CTC)
Paving List of
Streets for
2019.

City Manager Wilkie distributed to Council a newly updated list of roads in each Ward that were graded by need of repairs. She noted that, while there are other roads in each Ward that need repairs, the majority of them are in Ward 4 and much can be done for the allowed money, if concentrated in one area. She asked Mayor Smith and Council if they're comfortable with repairs being concentrated in one area or to spread them out to different Wards.

DISCUSSION:

City Manager Wilkie estimated a \$5,000 remobilization fee to Councilor Matthew Miller and confirmed to Councilor Edwards that a remobilization fee may not be charged, according to the proximity of streets to be paved. She noted that Public Works Director Billy Allen feels strongly that most of the worst roads in the City are in this one area and the list will not be the same next year. Councilor Ables stated, and Councilor Miller agreed, that it will look better for constituents to have roads repaired in different Wards, and poorly graded roads (#6) will get even worse if it's passed up for a couple of years for a road of lesser grade.

Mayor Smith also agreed with Councilor Ables that all roads in each Ward should be addressed, but it won't be feasible to pave roads in each Ward.

Councilor Hutto suggested that all #6 graded roads should be repaired, even if the majority of them are located in Ward 4.

A motion to approve the 2019 Greenwood CTC amended paving list of streets located in different Wards was made by Niki Hutto, seconded by Matthew Miller.

Those who voted in favor were Mayor Smith, Niki Hutto, Linda Edwards, and Matthew Miller. Betty Boles and Ronnie Ables voted against.

The motion passed 4 - 2.

CONSIDER

Acceptance of 2018 Audit as Presented by McKinley, Cooper & Co., LLC.

City Manager Wilkie introduced Sheryl Medders from McKinley, Cooper & Co., LLC, who presented a summary of the City's audit by stating the audit process went well and the City's financial status achieved a clean, or unmodified, opinion. She assured Councilor Boles that, based on this audit, there wasn't anything for the City to improve upon.

A motion to accept the 2018 audit as presented by McKinley, Cooper, & Co., LLC, was made by Betty Boles, seconded by Matthew Miller.

The motion passed unanimously.

Councilor Edwards thanked City Clerk and Finance Director Steffanie Dorn and her staff for a job well done.

ADJOURNMENT

A motion to adjourn the meeting was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously.

Mayor Smith adjourned the Special Called Meeting at 6:37 p.m.

Mayor Brandon A. Smith

ATTEST:

City Clerk and Treasurer