

GREENWOOD CITY COUNCIL

August 19, 2019 - 5:39 p.m.

**MINUTES**

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PRESENT Council Members: Mayor Brandon Smith, Betty Boles, Johnathan Bass, Matthew Miller, and Ronnie Ables; City Manager Julia M. Wilkie, Assistant to the City Manager Ryan Thomas, City Clerk Steffanie Dorn, and City/County Planning Director Phil Lindler. Adam Benson from the Index-Journal.

Councilor Niki Hutto entered the meeting at 5:54 p.m.

ABSENT Councilor Linda Edwards.

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CALL TO ORDER After new City Staff introductions, Mayor Brandon Smith called the meeting in Council Chambers to order at 5:39 p.m.

Minister Annette Edwards gave the invocation.

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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.

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APPROVAL OF CONSENT AGENDA Mayor Smith asked for a motion to approve the Consent Agenda.

A motion to approve the Consent Agenda was made by Matthew Miller, seconded by Betty Boles.

The motion passed unanimously.

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RECOGNIZE                      Under Public Appearances, Mrs. Velma Wardlaw, who lives at 230 Lindsey Avenue, represented the Westside Coalition Planning Team to discuss several items of concern that included safety, parking issues, trash pickup, and rental property evictions. Although she was thankful for the cleanup of the area, Mrs. Wardlaw suggested the City should work with the neighborhood to cover all needed areas.

Velma        Wardlaw  
Representing  
Westside  
Coalition  
Planning Team.

City Manager Wilkie informed Councilor Betty Boles that she and Assistant to the City Manager Ryan Thomas are aware of all noted concerns, after meeting with Mrs. Wardlaw prior to tonight's meeting, and the City will work towards solving those issues.

Mayor Smith thanked Mrs. Wardlaw for caring for her community.

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RECOGNIZE                      Mr. Travis Greene, representing Black Lives Matter - Greenwood, addressed three items to Council; two of which involved a certain police officer believed to target one demographic area of the City. He requested this officer be placed on administrative duty, until the completion of a thorough investigation, out of fear of a very dangerous situation. The third item was his request for Council to consider a gun buyback program that he claimed City staff denied without discussion.

Travis        Greene  
Representing  
Black        Lives  
Matter        -  
Greenwood.

Mr. Greene informed Councilors Johnathan Bass and Betty Boles that guns bought by that program will be disposed of at the City Police Department's discretion. Black Lives Matter already has \$5,000 and is asking the City and County of Greenwood for a match to the buyback program.

Councilor Niki Hutto entered the meeting at 5:54 p.m.

CONSIDER  
 Ordinance No. 19-011 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) 3.52 Acres of Land, Located at 314 Jackson Avenue from R4 (Medium Density Residential) to R10 (High Density Residential).

(2<sup>nd</sup> reading)

Under Unfinished Business, City Manager Wilkie reviewed the request to convert the former Greenwood Mill Village Community Center into a four-apartment building.

A motion to approve Ordinance No. 19-011 rezoning 3.52 acres of land located at 314 Jackson Avenue from Medium Density Residential to High Density Residential was made by Niki Hutto, seconded by Johnathan Bass.

**DISCUSSION:**

Councilor Ronnie Ables agreed with renovating the former community center but believes developing apartments on the rest of the property will not be a good fit for the community. Councilors Matthew Miller and Johnathan Bass assured him that Mr. Kyle Campbell from Preservation South is not a developer. City Manager Wilkie also noted that, as the owner, Mr. Campbell was not interested in spot zoning, nor splitting the property.

There was no further discussion from Council.

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

The motion passed 5-1.

CONSIDER  
 Ordinance No. 19-012 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.16 Acres of Land Located at 413 Montague Avenue from GC (General Commercial), and 0.15 Acres of Land Located at 401 Graydon Avenue from IP (Institutional Professional) to PDD (Planned Development District).

City Manager Wilkie reviewed the request from Lander University to rezone two properties adjacent to their athletic complex.

There was no further discussion from Council.

A motion to Approve Ordinance No. 19-012 rezoning 0.16 acres of land located at 413 Montague from General Commercial and 0.15 acres of land located at 401 Graydon Avenue from Institutional Professional to Planned Development District was made by Johnathan Bass, seconded by Betty Boles.

The motion passed unanimously.

(2<sup>nd</sup> reading)

CONSIDER  
 Resolution No. 19-003 Endorsing the Expenditure of City Community Development Funds as a Required Match for a Community Development Block Grant for the Westside Community Demolition Project.

Under New Business, City Manager Wilkie recognized Assistant to the City Manager Ryan Thomas who discussed the Community Development Block Grant application process to demolish 10 dilapidated structures located close to the County Detention Center and asked Council for a 10% local match from the City's Community Development funds.

**DISCUSSION:**

City Manager Wilkie and Assistant to the City Manager Thomas informed Mayor Smith that the total cost of the project is \$195,328, the City is requesting \$17,757 from Community Development funds, and any unused monies must go directly back to the South Carolina Department of Commerce. She assured him that owners of those condemned properties are aware of the City's intent to demolish their structures and they must continue to pay property taxes.

City Manager Wilkie also informed Councilor Boles that the City is never interested in buying property and owners must maintain their properties.

There was no further discussion from Council.

A motion to approve Resolution No. 19-003 to expend \$17,757 of City Community Development funds as a match for a Community Development Block Grant for the Westside Community Demolition Project was made by Betty Boles, seconded by Niki Hutto.

**DISCUSSION:**

Councilor Bass stated he needs a better understanding of the condemning process, homeowners' responsibility for their property, and landlords' responsibility for their tenants. Mayor Smith and City Manager Wilkie confirmed that staff is working to address those issues.

There was no further discussion from Council.

The motion passed unanimously.

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CONSIDER

Authorizing City Manager to Sign a Contract for the City Center Master Plan.

City Manager Wilkie reminded Council of several funding sources for the City Center Master Plan including budgeted Hospitality Tax monies and grants from the Greenwood Partnership Alliance & Self Family Foundation. She asked for Council's authorization to sign a \$100,000 contract with Toole Design to provide a 10-year roadmap that will focus on improving the City's tax base to include residential & retail growth and connectivity to community assets.

**DISCUSSION:**

City Manager Wilkie informed Mayor Smith and Councilor Boles of the informal review process that will incorporate all previous community development /improvement plans. She assured Councilor Ables that everyone will have their opportunity for input on this proposed plan. Councilor Hutto noted the previous City Center Master Plan made it possible for the City to receive funding to help revive the Uptown.

There was no further discussion from Council.

A motion to authorize the City Manager to sign a contract for the City Center Master Plan with Toole Design was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously.

CONSIDER

To Appoint  
Caroline R. Nave  
to the City  
Housing  
Authority Board  
of  
Commissioners.

City Manager Wilkie asked Council to appoint Caroline R. Nave to replace Ike Shaw who decided not to serve another term on the City Housing Authority Board of Commissioners.

After Ms. Nave introduced herself to Council, a motion to appoint Caroline Nave to the City Housing Authority Board of Commissioners was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

To Appoint  
Annette Edwards  
to Fill the  
Unexpired Term  
of Johnathan  
Bass on the  
Greenwood  
City/County  
Board of Zoning  
Appeals.

City Manager Wilkie asked Council to appoint Annette Edwards to fill the unexpired term of Councilor Bass on the Greenwood City/County Board of Zoning Appeals.

After Ms. Edwards reintroduced herself to Council, a motion to appoint Annette Edwards to the City/County Board of Zoning Appeals was made by Johnathan Bass, seconded by Matthew Miller.

The motion passed unanimously.

CONSIDER

To Appoint Bryan  
Tupper to Fill  
the Unexpired  
Term of Cecile  
Fite on the  
City/County  
Planning  
Commission.

City Manager Wilkie asked Council to appoint Bryan Tupper to fill the unexpired term of Cecile Fite on the Greenwood City/County Planning Commission.

After Mr. Tupper introduced himself to Council, a motion to appoint Bryan Tupper to the City/County Planning Commission was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CITY MANAGER City Manager Wilkie made Council aware of the following:  
COMMENTS

- The American Jr. Golf Association commended the Greenwood Tourism Staff for their hospitality and informed the City of their \$251,000 economic impact during that weekend.
- Public Works roadside collection is still operating on a 6 to 8 weeks rotation.
- The City currently has six job openings.
- The September 9<sup>th</sup> Work Session will have Accommodations Tax presentations.
- The Farm to Fork dinner at the Arts Center will be this Saturday night.
- The Board of Architectural Review has received decorative, historic overlay street sign funding from the Greenwood County Transportation Commission and the City will send requests for bids soon.

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CITY COUNCIL There were no comments at this time.  
COMMENTS

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ADJOURNMENT A motion to adjourn the meeting was made by Matthew Miller, seconded by Betty Boles.

The motion passed unanimously.

Mayor Smith adjourned the meeting at 6:32 p.m.

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Brandon Smith, Mayor

ATTEST:

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City Clerk and Treasurer