

GREENWOOD CITY COUNCIL

September 16, 2019 - 5:31 p.m.

MINUTES

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

Councilor Betty Boles entered the meeting at 5:33 p.m.

ABSENT Councilor Linda Edwards.

CALL TO ORDER After new City Staff introductions, Mayor Brandon Smith called the meeting in Council Chambers to order at 5:31 p.m.

Bishop Oliver McCray gave the invocation.

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.

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 Johnathan Bass.

The motion passed unanimously.

CONSIDER
 Ordinance No. 19-013 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 0.94 Acres of Land Located at 844 East Cambridge Avenue from R4 (Medium Density Residential) to R10 (High Density Residential).

(1st reading)

Under Public Hearings, Ms. Betty Wilson of 319 McKellar Drive spoke in favor of the rezoning on behalf of her son who is the owner of 844 East Cambridge Avenue. She asked Council to rezone the property to High Density Residential so that he can build apartments that will afford him the ability to retire and come off the road as a truck driver.

Ms. Wilson didn't know how many units, or the length of progression it will take her son to build these apartments but noted to Councilor Betty Boles that potential residents could be on any government assistance such as Section 8 or elderly clients. She also informed Councilor Niki Hutto that her son didn't have any plans to submit because he was unable to find an architect in Greenwood the last time he was home.

Those who spoke against the proposed rezoning were:

Ms. Mary Ann Jones, of 831 East Cambridge Avenue, needed clarity between Medium and High Density Residential zonings. She noted that she is for change, as long as this rezoning will be for the better, but also wanted to know how this rezoning will affect her property that is across the street.

Ms. Vivian Archie of 109 North Ames Street noted she is also a homeowner with the same concerns because there are properties that are overgrown and boarded up. She would prefer improvements to the area before any changes are made.

Ms. Latonya Thomas of 831 East Cambridge Avenue agreed with both Ms. Jones and Ms. Archie that the area needs to be built up, not down.

DISCUSSION:

Mayor Smith recognized City/County Planning Director Phil Lindler who discussed the request to rezone 844 East Cambridge from Medium Density Residential to High Density Residential. Under the current zoning, the owner would be allowed to build three, single-family, units however, if rezoned, he would be allowed to construct up to 9 multi-family units on 0.94 acres.

Mr. Lindler informed Mayor Smith and Councilor Boles that two parking spaces are required per bedroom but building plans must be submitted to determine if there will be enough room for adequate spaces. He also informed Councilor Boles the R7 zoning can also be an option that allows only 6 units of duplexes, or townhouses, per acre and apartments can affect surrounding property values depending on property management standards.

Councilor Hutto noted that the property is surrounded by single family homes and the owner could build one large apartment building with several units, but he hasn't submitted any plans until he can see what options may be available.

Phil Lindler confirmed to Councilor Johnathan Bass that the Planning Commission and Staff approved the proposed rezoning. Councilors Betty Boles, Niki Hutto, and Ronnie Ables all want to see more information and building plans before a decision can be made.

After the discussion, Mayor Smith opened the floor again for anyone to speak for or against the proposed rezoning, based on the information presented by City/County Planning Director Phil Lindler.

Mr. Oscar Watkins of 831 East Cambridge Avenue didn't confirm his stance on the issue but stated that Council was wise to wait for more information before making a decision and urged Mayor Smith to keep up the banjo.

City Manager Wilkie informed Council that they can postpone voting on the agenda item, and/or vote on a different zoning designation, if they're not comfortable with High Density Residential.

Bishop Oliver McCray asked if residents of that area could meet to discuss the rezoning before the next Council meeting. Councilor Boles had already planned to organize a meeting but needed a spokesperson's contact information for the arrangement.

There was no further discussion from Council.

A motion to postpone the vote until more information is presented at the next meeting was made by Betty Boles, seconded by Johnathan Bass.

The motion passed unanimously.

CONSIDER

Ordinance No. 19-014 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 0.86 Acres of Land Located at 1030 Edgefield Street from R7 (High Density Residential) to OP (Office Professional).

(1st reading)

City/County Planning Director Phil Lindler discussed the request to rezone the former Podiatrist office, located at 1030 Edgefield Street, from High Density Residential to Office Professional. He clarified the prior zoning history of that property for Mayor Smith and informed Councilor Bass that the Planning Commission and Staff both approved the proposed change.

No one spoke for or against the proposed rezoning.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-014 rezoning 1030 Edgefield Street from High Density Residential to Office Professional was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously

CONSIDER

Ordinance No. 19-015 Amending Ordinance No. 14-021 to Amend Participation by the City of Greenwood in the Costs of Health Insurance for Eligible Employees Retiring after December 31, 2008 and before January 1, 2012.

(1st reading)

Under New Business, City Manager Wilkie discussed the proposed amendment to Ordinance No. 14-021 to place a cap that will control costs related to what the City would pay for retirees' health insurance. There is no change to any benefits that City employees receive, as long as they fall into the categories listed in the ordinance.

City Manager Wilkie confirmed to Councilor Boles that there are five employees over the age of 65 years of age who are covered by the City's health insurance as their primary and Medicare as the secondary.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-015 amending Ordinance No. 14-021 to amend participation by the City of Greenwood in the costs of health insurance for eligible employees retiring after December 31, 2008 and before January 1, 2012 was made by Betty Boles, seconded by Johnathan Bass.

CONSIDER
 Ordinance No. 19-016 Amending Ordinance No. 14-022 to Amend Participation by the City of Greenwood in the Costs of Health Insurance for Eligible Employees Retiring after December 31, 2011.

City Manager Wilkie informed Council that this ordinance amending Ordinance No. 14-022 is similar to what they just approved. City Clerk Steffanie Dorn confirmed that the first ordinance was for the group of three tiers: 100, 75, and 50 percent. After December 31, 2011, there was only one, 100% tier.

There was no further discussion from Council.

A motion to amending Ordinance No. 14-022 to amend participation by the City of Greenwood in the costs of health insurance for eligible employees retiring after December 31, 2011 was made by Johnathan Bass, seconded by Matthew Miller.

(1st reading)

The motion passed unanimously.

CONSIDER
 Resolution No. 19-004
 Committing the City of Greenwood to Providing a Located Match for Municipal Association of South Carolina Hometown Economic Grant and Following its Procurement Policy when Securing Services and Products with Grant Funds.

City Manager Wilkie informed Council that Discover Greenwood requested the City of Greenwood to apply for the Municipal Association of SC Hometown Economic Development Grant for a feasibility study to determine the cost to put the vacant, former PAALS building back into use. The 15% match for the grant should be no more than \$3,000 and Council's approval of this resolution will be needed to proceed with this application.

DISCUSSION:

Councilor Ronnie Ables stated that funding this grant would be a waste of money to find out what is already known; that this building isn't worth anything. City Manager Wilkie noted that the feasibility study will provide a road plan for the operation and cost to put it back into use. In order to be able to use that building in any kind of way, or sell it, someone must be paid to determine the cost.

Councilor Matthew Miller stated that this grant will save the City at least \$20,000.

Mayor Smith wants to know what options are available for that building. City Manager Wilkie noted it's better to have someone to give details as to how much it would cost to convert that building into a visitor's center instead of proceeding blindly.

Councilor Hutto noted that currently there is no visibility, nor accessibility, for the visitors and tourism center. This feasibility study will determine the proposed visitor's center ability to serve the public better because of its location.

City Manager Wilkie assured Mayor Smith and Councilor Bass that only \$3,000 will be committed for this grant, which will be paid through the Accommodations Tax, and informed Councilor Boles that parking is also a part of this study to assess parking design elements.

There was no further discussion from Council.

A motion to approve Resolution No. 19-004 was made by Niki Hutto, seconded by Matthew Miller.

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
Resolution No.
19-005 Approving
the Distribution
of 2019
Accommodations
Tax Funds.

City Manager Wilkie asked to postpone voting on this resolution because three Council members must recuse themselves and there wouldn't be a quorum. Instead it will be split into two separate resolutions that will be on the October 21st Council meeting agenda.

There was no discussion from Council.

A motion to postpone voting on Resolution No. 19-005 was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER
Resolution No.
19-006 to
Express the
Intention of the
City of
Greenwood, South
Carolina, to
Cause the City
to be Reimbursed
with the
Proceeds of Tax-
Exempt
Obligations; and
other Matters
Related Thereto.

City Manager Wilkie informed Council that this resolution is a part of the General Obligation Bond to where the City can reimburse itself of any expenses while getting the pieces together in a cohesive package for a presentation.

There was no discussion from Council.

A motion to approve Resolution No. 19-006 was made by Betty Boles, seconded by Johnathan Bass.

The motion passed unanimously.

CONSIDER
To Authorize the
City Manager to
Advertise and
Take Sealed Bids
with a Minimum
Bid of \$1,000
for TMS #6855-
102-851 Located
on Gray Street.

City Manager Wilkie informed Council that this property is on the corner of Gray and Greene Streets and the owner of 706 Greene Street, that is adjacent to this property, wants the City to sell it to him. If Council authorizes the City Manager to advertise and take sealed bids, this will allow the City to move forward and accepts bids to sell this property.

A motion to authorize the City Manager to advertise and take sealed bids, with a minimum bid of \$1,000, for TMS# 6855-102-851 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CITY MANAGER
COMMENTS

City Manager Wilkie reviewed several upcoming events and confirmed to Council the joint CPW meeting will be on November 12th at their Operations Center.

CITY COUNCIL Mayor Smith recognized Boy Scout Troop #270 from
COMMENTS Greenwood First Baptist Church. Councilor Miller noted
that he was a scout in the same Troup.

City Manager Wilkie also recognized members of the Lander Student Government Association that were also in attendance.

Councilor Boles is still getting a lot of calls regarding trash pickup. City Manager Wilkie noted that Public Works will be hiring several new employees and will soon have a full staff.

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

The motion passed unanimously.

Mayor Smith adjourned the meeting at 6:21 p.m.

Brandon Smith, Mayor

ATTEST:

City Clerk and Treasurer