

GREENWOOD CITY COUNCIL

October 21, 2019 - 5:31 p.m.

MINUTES

PRESENT Council Members: Mayor Brandon Smith, Niki Hutto, Linda Edwards, Betty Boles, 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.

ABSENT Councilor Johnathan Bass.

CALL TO ORDER 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 After quarterly new staff introductions, City Clerk Steffanie Dorn confirmed a quorum was present, and 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."

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 Betty Boles, seconded by Ronnie Ables.

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.

Under Public Hearings, City Manager Wilkie reviewed the proposed amendment to Ordinance No. 14-021 that will place a cap to control costs related to what the City would pay for retirees' health insurance. There will be no change to any benefits that City employees receive, if they fall into the categories listed in the ordinance, and there were no changes to the proposed ordinance since first reading.

No one spoke for or against Ordinance No. 19-015.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-015 was made by Matthew Miller, seconded by Betty Boles.

(2nd reading)

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 reviewed the proposed amendment to Ordinance No. 14-022 which is similar to what Council just approved except the first ordinance was for the group of three tiers: 100, 75, and 50 percent and, after December 31, 2011, there was only one, 100% tier. There were no changes to this proposed ordinance since first reading.

No one spoke for or against the proposed ordinance.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-016 was made by Betty Boles, seconded by Linda Edwards.

(2nd reading)

The motion passed unanimously.

RECOGNIZE

Sabrina Miller,
Executive
Director of the
Boys & Girls
Clubs of the
Lakelands
Region.

City Manager Wilkie recognized Sabrina Miller who shared the Boys & Girls Clubs building progress since August of this year and discussed the dynamics of the program. She expects to apply for building permits within the next 60 days, complete construction of the teen facility in January, and to open the Summer of 2020.

DISCUSSION:

Ms. Miller informed Councilor Betty Boles that the teen center will be for ages 12 - 18 and operate until 9 p.m. It will be open to the community when the Boys & Girls Clubs are not in operation.

She also informed City Manager Wilkie and Councilor Niki Hutto that the community will have opportunities to be involved by coaching and small group projects for younger kids. Those who wants to volunteer can do so by contacting her directly at smiller@lakelands.begreat.gov.

Ms. Miller confirmed to Mayor Smith that the teen center will serve up to 400 students daily, about 4,000+ per year. There are currently 130 students at 5 afterschool sites with the potential to grow.

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 Unfinished Business, City Manager Wilkie noted that, although this is the first reading of this proposed ordinance, a public hearing was already opened and closed, and there will be no further comments allowed from the public.

Mayor Smith called for the vote on this rezoning request.

A motion to consider proposed Ordinance 19-013 was made by Matthew Miller, seconded by Linda Edwards.

DISCUSSION:

Councilor Linda Edwards' stance is to deny this proposed ordinance at this time because her constituents in the area did not agree to it and there is too much going on East Cambridge Avenue already that needs to be cleaned up.

City/County Planning Director Phil Lindler informed Councilor Boles that, under the current R4 zoning, the owner is only allowed to build three individual structures. Under R10, the owner can build up to nine units with up to 18 parking spaces. Councilor Hutto noted that also under R10 the owner could use any architectural design but could build no more than nine units.

There was no further discussion from Council.

A motion to deny the rezoning request was passed unanimously.

City Manager Wilkie clarified that there will be no second reading on this request.

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).

City Manager Wilkie reviewed the request to rezone the former podiatrist office from High Density Residential to Office Professional.

City/County Planning Director Phil Lindler informed Councilor Edwards that Bankers Healthcare Group is the current owner of the building, but a company out of Syracuse, NY, applied for the 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 Linda Edwards, seconded by Matthew Miller.

The motion passed unanimously

(2nd reading)

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

City Manager Wilkie reminded Council that action on this resolution was postponed because three Council members must recuse themselves and there wouldn't be a quorum.

Mayor Pro Tempore Matthew Miller presided over the vote for Resolution 19-005 because Mayor Smith must abstain from voting due to a conflict of interest.

There was no further discussion from Council.

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

Those who voted in favor were Mayor Pro Tempore Matthew Miller, Niki Hutto, Linda Edwards, Betty Boles, and Ronnie Ables. Mayor Brandon Smith did not vote due to a conflict of interest.

The motion passed 5-0.

CONSIDER
 Resolution No.
 19-007 Approving
 the Distribution
 of 2019
 Accommodations
 Tax Funds.

City Manager Wilkie informed Council that Councilors Miller and Hutto must abstain from voting on this resolution because of their affiliation with the Emerald Triangle.

There was no discussion from Council.

A motion to approve Resolution No. 19-007 was made by Betty Boles, seconded by Linda Edwards.

Those who voted in favor were Mayor Smith, Linda Edwards, Betty Boles, and Ronnie Ables. Niki Hutto and Matthew Miller did not vote due to a conflict of interest.

The motion passed 4-0.

CONSIDER
 Ordinance No.
 19-017 Providing
 for the Issuance
 and Sale of
 Combined Public
 Utility System
 Revenue
 Refunding Bonds
 of the City of
 Greenwood, South
 Carolina, in the
 Aggregate
 Principal Amount
 of Not Exceeding
 Ten Million
 Dollars
 (\$10,000,000);
 and Other
 Matters Relating
 Thereto.

City Manager Wilkie informed Council that Commissioners of Public Works (CPW) asked the City to authorize them to refinance the remainder of their revenue bonds at a lower rate. She then introduced Brad Love, Bond Attorney for the CPW, who informed Council that the CPW will receive \$480,000 in savings with no liability on the City.

A motion to approve Ordinance No. 19-017 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

(1st reading)

CONSIDER

Ordinance No. 19-018 to Approve the Creation of a Multi-County Business park inside the City of Greenwood and the County of Greenwood Relating to the Distribution of Fee in Lieu of Tax Revenues Related Thereto; and to Authorize City Officials to Take Such Actions as Necessary to Effectuate the Purposes of this Ordinance.

(1st reading)

City Manager Wilkie reminded Council of their discussions during Executive Session regarding two solar farm projects to be built in the City of Greenwood. If Council approves this ordinance, they are agreeing that:

- 1) projects will be placed in the Multi-County Business Park
- 2) a fee in lieu of tax (FILOT) agreement, with a special source revenue credit, will be distributed based on the City's annual millage rate in which distribution amounts will change as millage changes (\$2,900 per project, based on the 2018 millage rate of 110.3).
- 3) an intergovernmental agreement with Greenwood County which outlines the distribution of the FILOT and special source revenue credits
- 4) a one-time lump sum fee payment for each solar project totaling \$32,309.60, when they're in operation.

City Manager Wilkie also noted that Greenwood County Council will have their third reading on November 5th.

DISCUSSION:

City Manager Wilkie confirmed to Councilor Hutto that \$32,309.60 x 2, totaling roughly \$65,000, will be paid one time. She also confirmed to Councilor Boles the \$2,900 (x2) is the FILOT payment that will be paid to the City for the development of those properties that will change with the millage for both solar projects.

City Manager Wilkie and City Clerk Steffanie Dorn informed Mayor Smith that both solar farms, located in the same area, may be separated by a topographic barrier. It is possible that one project will be operational in 2020 and the other in 2021. Ms. Dorn informed Councilor Boles that Greenwood County must be in an agreement with Newberry County for this multi-county business park also.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-018 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Authorizing the City Manager to Enter in an Agreement with Davis & Floyd in the Amount of \$24,340 to Provide Master Planning Services Related to Public Works Facility and Fire Station One.

City Manager Wilkie asked Council's permission to engage Davis and Floyd to conduct master planning services before the end of 2019 so their services can be paid out of this year's budget. She informed Mayor Smith that staff will submit a list of preferences and scale back according to the budget.

There was no further discussion from Council.

A motion to authorize the City Manager to enter in an agreement with Davis & Floyd in the amount of \$24,340 to provide master planning services related to Public Works facility and Fire Station One was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

The Retirement of Police K-9 Officer Cindy.

City Manager Wilkie asked Council's approval to retire K-9 Officer Cindy and let her be donated to her handler. She recognized Police Chief Gerald Brooks who discussed the 11 year old German Shepherd's status and his application for a JAG grant to help replace her. Although Council wanted to see K-9 Officer Cindy, Officer Budreau (her handler) felt the crowds would have been too much for her.

DISCUSSION:

Chief Brooks informed Mayor Smith and Councilors Miller and Edwards that there is currently no replacement for Cindy and described the process for finding a replacement for police department purposes such as narcotic and article detection.

Mayor Smith thanked K-9 Officer Cindy for her services and hoped Officer Budreau will get well soon.

There was no further discussion from Council.

A motion to approve the retirement of K-9 Officer Cindy and donated to her handler, Officer Budreau, was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CITY MANAGER City Manager Wilkie informed Council that staff worked
COMMENTS hard on the 2020 budget and intends to send a line-item
 draft budget to them by October 25th. She also reminded
 Council of the planning retreat tomorrow and Wednesday.

CITY COUNCIL Councilor Boles thanked citizens living along East
COMMENTS Cambridge Avenue for standing up for their beliefs.

 Mayor Smith welcomed back Councilor Edwards who stated
 that her recovery is a one day at-a-time process.

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 6:22 p.m.

Brandon Smith, Mayor

ATTEST:

City Clerk and Treasurer