

GREENWOOD CITY COUNCIL

May 18, 2020 - 5:30 p.m.

MINUTES

PRESENT Council Members: Mayor Brandon Smith, Niki Hutto, Linda Edwards, Betty Boles, Johnathan Bass, 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, IT Director Danny Byrd, and City Police Chief Gerald Brooks; James Hicks from the Index-Journal.

ABSENT Councilor Matthew Miller.

CALL TO ORDER Mayor Brandon Smith called the meeting in Council Chambers to order at 5:30 p.m.

Councilor Johnathan Bass 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 Betty Boles, seconded by Johnathan Bass.

The motion passed unanimously.

RECOGNIZE

Zsaquez Flucker
from GLEAMNS HRC
Regarding
Community Action
Month.

Under Public Appearances, City Manager Julia Wilkie recognized Assistant Program Director Zsaquez Flucker, from the GLEAMNS HRC Community Services Department, who informed Council that GLEAMNS has been established as a network that supports low-income communities for 56 years. Because the COVID-19 virus had impacted how the organization administer their program, the annual Community Action Day was cancelled. Instead, packets of resources and lunches were distributed in a (contactless) Day of Action where participants drove-thru their set-up and team members made personal deliveries.

Mayor Smith presented Ms. Flucker a proclamation for Community Action Month.

Councilor Betty Boles thanked Ms. Flucker for a great presentation.

CONSIDER

Ordinance No.
20-006 Annexing
Property Owned
by Birchtree
Storage, LLC.

(1st reading)

Under New Business, Assistant to the City Manager Ryan Thomas informed Council that the owner of Birchtree Storage, LLC, wants to annex 214 Birchtree Drive into the City and combine it with 212 Birchtree Drive to install a sign for advertisement.

City Manager Wilkie noted the Public Hearing on this agenda item will be on June 15, 2020.

DISCUSSION:

City Manager Wilkie confirmed to Councilor Boles that this request was not presented to the Planning Commission because the County's C1 zoning is compatible to the City's General Commercial zoning. City Clerk Steffanie Dorn confirmed to Councilor Bass that this property is located in Ward 4.

There was no further discussion from Council.

A motion to annex property owned by Birchtree Storage, LLC, was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER
Ordinance No. 20-007 Amending the City of Greenwood Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 2.5 Acres of Land, Located at Bypass 225 South, from R1 (Low Density Residential) to OP (Office Professional).

City Manager Wilkie discussed the request to rezone the property located at Bypass 225 South from Low Density Residential to Office Professional. She noted that it is located in Ward 5.

There was no discussion from Council.

A motion to approve proposed Ordinance No. 20-007 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

(1st reading)

CONSIDER
Ordinance No. 20-008 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 0.37 Acres of Land, Located at 428 Grace Street, from R4 (Medium Density Residential) to OP (Office Professional).

City Manager Wilkie discussed the rezoning request for 428 Grace Street from Medium Density Residential to Office Professional. She confirmed to Mayor Smith that this property was rezoned last year.

City/County Planning Director Phil Lindler informed Council that the Office Professional zoning allows flexibility for the property owner to sell it as a business or a residence. He confirmed to Councilor Boles that the size of the property is approximately 1/3 of an acre.

There was no further discussion from Council.

A motion to approve Ordinance No. 20-008 was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

(1st Reading)

CONSIDER

Ordinance No. 20-009 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 19.79 Acres, Located at Emerald Farm Road from R3 (Medium Density Residential) to R1 (Low Density Residential).

City Manager Wilkie discussed the proposed ordinance to rezone the property, located at Emerald Farm Road, from Medium Density Residential to Low Density Residential.

City/County Planning Director Lindler confirmed to Council the property owner requested a reduction in density. Councilor Bass guessed this request is to protect their property from neighboring developments.

There was no further discussion from Council.

A motion to approve Resolution No. 20-009 was made by Niki Hutto, seconded by Johnathan Bass.

The motion passed unanimously.

(1st reading)

CONSIDER

To Authorize City Manager to Sign a Marketing Right and Option Agreement with Greenwood Partnership Alliance for the Former Kitson Mill Site (Tax Map Number 6845-658-970)

City Manager Wilkie reminded Council of past discussions regarding the sale of the former Kitson Mill property. She then introduced James Bateman, from the Greenwood Partnership Alliance, who discussed the Marketing Right and Option Agreement, which is a formality allowing the Greenwood Partnership Alliance to market this site.

DISCUSSION:

City Manager Wilkie confirmed to Councilor Bass the Kitson Mill Site listing price of \$350,000 was based on the acreage and set by Council after the property appraisal was completed.

Mr. Bateman confirmed to Mayor Smith and Councilor Niki Hutto that the Greenwood Partnership Alliance does not intend to buy the property, but the agreement will allow them to sell it, and give the buyer confidence that Council had given them the authority to market it. City Manager Wilkie added that this agreement also gives the potential investor/buyer the assurance that the City will not renege during the negotiation process.

Mr. Bateman also confirmed to Councilor Boles the Greenwood Partnership Alliance will receive no money for their marketing of this property.

City Manager Wilkie confirmed to Mayor Smith that the City Attorney already reviewed this agreement.

There was no further discussion from Council.

A motion to authorize the City Manager to sign a Marketing Right and Option Agreement with the Greenwood Partnership Alliance for the former Kitson Mill Site was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Greenwood County
Transportation
Committee (CTC)
Paving List of
Streets for
2020.

City Manager Wilkie informed Council that no changes were made to the 2020 CTC list of streets that was included in their packet. She noted the City did present a lengthy and comprehensive list but may not get enough funds to get all roads repaired. She also noted the CTC reviewed requests last week and will allocate funds at their June meeting.

DISCUSSION:

Councilor Bass stated he read the CTC may allow additional roads to the City's list. City Manager Wilkie stated the likelihood would be slim because of the length of this year's list, and staff will not know how many roads will be repaired until bids are submitted.

City Manager Wilkie explained to Mayor Smith the process staff uses to determine which roads should be repaired. In the past, the City would include roads from each Ward but, in 2019, each road in every Ward was graded in a system to determine the most dilapidated roads. Last year, all streets that were graded 6's and 5's were paved, but this list can be changed at Council's request.

Councilor Ronnie Ables stated the City wasted money when more roads could have been repaired. City Manager Wilkie noted that the construction bid was just received from Satterfield Construction with a remainder of \$5,000 that may be used for possible change orders. In the past, the City had given underbid funds back to the CTC.

Mayor Smith noted, for the record, that no streets in his neighborhood are on this list.

There was no further discussion from Council.

A motion to approve the 2020 Greenwood CTC paving list of streets was made by Johnathan Bass, seconded by Niki Hutto.

The motion passed unanimously.

CITY COMMENTS	MANAGER	City Manager Wilkie noted the following: <ul style="list-style-type: none">• The audit presentation will be scheduled on June 1st before the work session.• (Pre)COVID-19 roadside collections were on a 2-week rotation. Now, crews are on an 8-8½ week rotation because more residents are cleaning their yards (during this time). <u>Councilor Linda Edwards</u> noted that West Creswell is a problem area with mattresses, sofas, and tree limbs piled together.
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CITY COMMENTS	COUNCIL	City Clerk Steffanie Dorn confirmed to <u>Councilor Hutto</u> that the Audit Committee meeting will be Wednesday, May 27 th , at 4:30 p.m. She also confirmed to <u>Councilor Bass</u> that the SC Local Government Fund passed a resolution to keep spending at its current level, but the City's budget is fine. She is hopeful the State Legislature will vote to allocate the City's proper amount when they're back in session.
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Councilor Boles relayed a message from the Ward 3 Community to Police Chief Gerald Brooks thanking him, and the Police Department, for patrolling the area after recent shootings.

ADJOURNMENT	A motion to adjourn the meeting was made by Johnathan Bass, seconded by Betty Boles.
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The motion passed unanimously.

Mayor Smith adjourned the meeting at 6:12 p.m.

Brandon Smith, Mayor

ATTEST:

City Clerk and Treasurer