

GREENWOOD CITY COUNCIL

August 15 2005 - 5:31 p.m.

MINUTES

PRESENT

Council Members: Mayor Nicholson, Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams, and Barbara Turnburke; City Manager; Assistant City Manager; City Clerk; Adam Cain, Attorney; Mike Hatfield of WCRS and Megan Varner from the Index-Journal.

CALL TO ORDER

The meeting in the Council Chambers was called to order by Mayor Nicholson at 5:31 p.m. and he welcomed everyone to the meeting.

Mayor Nicholson also gave a special greeting to the GLEAMNS Youth Leadership Group. Joyce Jones introduced its members and staff: Ms. Patterson and Mr. Goode.

The Mayor then gave the invocation.

STATEMENT AND QUORUM

Mayor Nicholson 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."

The Mayor then asked the City Clerk, Steffanie Dorn, if a quorum was present. She said, "Yes, Mr. Mayor, we have a quorum present."

APPROVAL OF

Mayor Nicholson asked for a motion to approve

CONSENT AGENDA

the Consent Agenda.

Motion to approve the consent agenda was made by Johnny Williams, seconded by Linda Edwards.

The Mayor asked, "Are there any corrections or discussion? All in favor raise your right hand. So moved."

Motion passed
unanimously.

CONSIDER

Ordinance No.
05-021 Annexing
Northside Baptist
Church, 17.79
Acres, Located
on 409 Northside
Drive.

(2nd reading)

Mayor Nicholson said, "Now, we will move into our public hearings. The format that we employ in the public hearings is, if there are individuals who would like to speak, we ask that you come to the podium, state your name and address for the record, and try to limit your comments to not more than three or four minutes."

The Mayor announced the first public hearing and asked, "Is there anyone here to speak in favor of this annexation? Is there anyone opposing the annexation? Okay. Seeing and hearing none, we will close the public hearing.

What is the pleasure of City Council? This is to consider the second and final reading to annex the property of Northside Baptist Church. Do I have a motion?"

Motion to approve the ordinance was made by Linda Edwards, seconded by Betty Boles.

"Is there any discussion? All in favor raise your right hand. So moved."

Motion passed unanimously.

- attach -

CONSIDER

Ordinance No.
05-022
Amending
Ordinance No.
04-037, to Levy
Tax for the City
of Greenwood for
2005.

(2nd reading)

STEVEN
BROWN

Mayor Nicholson announced the second public hearing and asked, "Mr. Brown, do you have any comments about this suggestion?"

"No, sir."

MAYOR
NICHOLSON

"Okay. This is just for the levy of tax in the City of Greenwood for 2005. Is there anyone to speak in favor of this ordinance? Is there anyone opposing? Okay. Seeing and hearing none, we will close the public hearing.

Do I have a motion from City Council amending the ordinance to a five mill increase in the City for 2005?" Motion was made by Johnny Williams, seconded by Niki Hutto.

"Is there any discussion? All in favor raise your right hand. So moved."

Motion passed unanimously.

- attach -

CONSIDER

Ordinance No.
05-023
Amending
Ordinance No.
04-038, Making
Provision for
Tax Anticipation
Borrowing by
the City of
Greenwood.

(2nd
reading)

Mayor Nicholson announced the next public hearing and said, "All this is saying is, if we get into a situation where we have to borrow money, the City Manager will have the authority to do so. Is there anyone to speak in favor of the tax anticipation borrowing by the City of Greenwood? Is there anyone opposing? Seeing and hearing none, we will close the public hearing.

Do I have a motion?"

Motion to recommend approval was made by Niki Hutto, seconded by Betty Boles.

"Is there any discussion? All in favor raise your right hand. So moved."

- attach -

CONSIDER

Ordinance No. 05-024 Amending
the City of Greenwood's Official
Zoning Map (Ordinance No. 04-
020) by Rezoning Property at
709 Center Street from R10
(Residential - High Density) to
OPI
(Office/Professional/Institutional).

(1st reading)

Mayor Nicholson announced the next public hearing and asked, "Is there anyone here to speak in favor of this rezoning request?"

PAT WEBB

"Thank you, Mr. Mayor. Ladies and gentlemen of City Council, my name is Pat Webb. I am the owner of the Webb Company, a real estate development company in Greenwood for the last 27 years. We would like to thank you for

considering our request this afternoon.

First of all, I'd like to introduce the owner of the property, Lechi Nguyen. Ms. Nguyen has been a corporate citizen of the City of Greenwood over 12 years now, and has had four very successful businesses. She has demonstrated, through her work, effort, and dollars she spent on her properties, that she has been a part of this upbeat economy we have in Greenwood.

But today we're here to look at the property on Center Street that we've requested to be rezoned from Residential - High Density to Office/ Professional/Institutional. We consider this request as a softening, not hardening, of zoning. The property now can be used as duplexes, multi-tenant, fraternity, and sorority houses. What you have in front of you is what the property has been built into now. I would like to take a few minutes to work through this brochure to show you the proximity of the property to Greenwood's commercial area and activity, especially the west side of Greenwood."

Mr. Webb then went over the beauty salon and day spa layout.

"Again, this shows you that the proximity of this property upgrades the area in which it's in. The request that we're asking for actually softens the zoning. We appreciate your taking the time to look at and review this. I know Ms. Nguyen has worked hard in this City for over 12 years, and we would appreciate a positive view of this rezoning. We thank you for your time, and we ask that you come by to see us sometime, because it is a nice feature. Thank you."

MAYOR NICHOLSON

"Thank you, Mr. Webb. Is there anyone else to speak in favor of the zoning request?"

DEBBIE SMITH-CAMERON

"My name is Debbie Smith-Cameron, and I live

at 604 Marshall Road in Greenwood, South Carolina. I'm here to request that you zone this as a business. Ray has been my hair dresser since November, when I moved back after 30 years. The place is very well kept. I'm not sure who maintains the property, but it looks good. Ray makes sure the customers are well behaved. I have no problems getting in and out of the driveway, even with Wal-Mart, McDonalds, and the new ice cream parlor. That's about all I have to say.

The one thing I do want to say about Ray is he does a lot of community service out of the beauty shop. For example, he's been a pallbearer for some of his clients. He's fixed the hair for some of his clients that have died, and a lot of hair dressers don't do this anymore. That's a community service that Ray does out of the beauty shop, on his own time, and charges nothing for his services. Thank you for your time.

"MAYOR NICHOLSON

"Thank you. Is there anyone else to speak in favor of?"

RAY GAMBRELL

"I happen to be Ray and I operate the beauty salon as a home occupation. I live there now in order to operate as a home. This beauty salon has been in operation since June of 2004, with me working there.

You can only bring in a few people. It's not ever going to be a business where it'll be open late. It will open at normal business hours, and close at a normal time. It will not be anything like a fraternity house, where there can be partying, or everything else, all night. This is definitely going to be a professional situation, so I request that you give us a lot of consideration."

MAYOR NICHOLSON

"Alright. Thank you. Is there anyone else to speak in favor of?"

LINDA DOLNY

"I'm Linda Dolny. I work at 405 Durst Avenue,

and I live in Stoney Point. I am here to request this rezoning, for the same reasons as well. One of the things that I also believe is Greenwood needs excellent services, if we're going to attract new businesses and industry. In my business, we bring clients to Greenwood and need services like this when they come. Thank you."

MAYOR NICHOLSON

"Thank you. Is there anyone else to speak in favor of?"

DONNA BOLAND

"My name is Donna Boland and I live in Shoals Junction, South Carolina. Ray Gambrell has been my hairdresser for years and years, and I am definitely for the rezoning of this facility. It will help the community because it's a nice spa for people to go to, and a nice gift for people.

We don't have a facility like this. I just want to let you know that it is a reputable place, and it will be kept that way, because Lana, Lechi Thi Nguyen, and Ray Gambrell are both very honorable people. I just wanted to speak up and say, 'Yes, please consider it for us.'"

MAYOR NICHOLSON

"Thank you, ma'am. Is there anyone else to speak in favor of? Is there anyone opposed to?"

ANN FARQUHAR

"My name is Anne Farquhar. I live at the Green Pointe Condominiums, which are just below the house in question. This is the first time it has come before the City Council, but there is a history with this particular property going back to 1997, when the previous owners wanted to have it rezoned. It went before the Zoning Board at least twice, possibly three times, and the Zoning Board and County Council also recommended against it each time. This is the first time that the new owner has brought it before the City Council, although she did have it before County Council two years ago. They tried to rezone this property many times in the past, and it has been denied each time.

It is not appropriate for the neighborhood. There are apartments and condos behind it and, on the other side, a private residence that's been there for a long time.

True, we are across the street from Wal-Mart, but that's across the street. Our area on our side of the street is all residential, and we would like to keep it that way. There is enough traffic around there, as it is now, and we don't need any more businesses to bring in even more traffic. We would appreciate it, if you would also agree with the Zoning Board that this is not the proper use for this property and deny the request. Thank you."

MAYOR NICHOLSON

"Thank you. Is there anyone else to speak in opposition?"

CARROLL WIDNER

"My name is Carol Widner, and I also live at Green Pointe Condos. I am opposed to this because I just feel that there are plenty of vacant spaces in buildings inside the City where this could be placed. I would appreciate your consideration."

MAYOR NICHOLSON

"Thank you, sir. Is there anyone else to speak in opposition? Okay. Seeing and hearing no other, we will close the public hearing."

STEVEN BROWN

"Mr. Mayor?"

NIKI HUTTO

"Yes, Mr. Brown?"

STEVEN BROWN

"The same person owns two (2) tracts of land. The one that is being considered for rezoning, and the other located on the southern side of the entrance road to Regency Park. The action taken by City Council will only apply to the one tract to the north." The other tract will continue to be classified as R-10 for zoning purposes.

NIKI HUTTO

"So it's only the parcel that has the business?"

STEVEN BROWN

"That is correct."

NIKI HUTTO

"Can they continue to operate, even though

they are in nonconformance right now?”

STEVEN BROWN

“They are legally permitted to operate the hair salon as a home occupation. If it is changed to OPI, she will be able to use the other part of the building for the purposes as explained.”

BETTY BOLES

“How old is the business?”

STEVEN BROWN

“The salon has been operating since last year.”

LINDA EDWARDS

“With no complaints?”

STEVEN BROWN

“I haven’t received any, other than what you heard from the adjacent property owners tonight.”

MAYOR NICHOLSON

“This is the first reading. What is your pleasure.”

A motion to rezone the one (1) tract of property was made by Johnny Williams, seconded by Herbert Vaughn.

“Is there any further discussion? All in favor raise your right hand. Opposed? I would like the record to show that Niki Hutto informed me that she has a conflict and is abstaining from voting.”

Mayor Nicholson, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams, and Barbara Turnburke voted in favor of the rezoning. Niki Hutto abstained.

The motion passed.

- attach -

CONSIDER

Mayor Nicholson announced the next public

Ordinance No. 05-025
Amending the City of
Greenwood's Official Zoning
Map (Ordinance No. 04-020) by
Rezoning Property at 929
Phoenix Street from R7
(Residential - High Density) to
OPI
(Office/Professional/Institutional)

(1st reading)

hearing and asked, "Is there anyone here to speak in favor of this zoning change?"

FELTON BURTON

"My name is Felton Burton, and I'm representing the Emerald Center. I'd like to say that we appreciate what City Council does for our residents. The two parcels of land designated on tax map are: #6855-104-685, which is the main campus of Emerald Center, and #6855-137-675, which contains the Emerald Center's parking lot. We've been using this lot for six years, and been on the main campus for about 24 years.

We support the ordinance, but don't want to be restricted on our parking area. We have to travel all over our five counties because we have handicapped people. However, we do support the ordinance to rezone it to OPI."

MAYOR NICHOLSON

"I think the Planning Board recommended the main campus be changed to OPI, am I correct?"

STEVEN BROWN

"Yes, sir."

MAYOR NICHOLSON

"And they suggested that the parking lot remain R-7, am I correct?"

FELTON BURTON

"We're pleased with that. Thank you."

MAYOR NICHOLSON "Thank you, Mr. Burton. Is there anyone else to speak in favor of the zoning change? Okay. Is there anyone opposing?"

MIKE GAMBRELL "I'm Mike Gambrell, and I live at 1014 Highside Street. I don't oppose the main campus, but I would like to keep the section on Brandon Street as a residential area because it is surrounded by residential zoning on all four sides."

MAYOR NICHOLSON "Okay. Thank you, Mr. Gambrell."

STEVEN BROWN "Mr. Mayor?"

MAYOR NICHOLSON "Yes sir, Mr. Brown?"

STEVEN BROWN "If this remains residential then, according to your zoning ordinance, the buses can no longer be parked at this place. You can use it for regular parking, but the buses would have to be moved to the main campus."

NIKI HUTTO "Which makes sense to the residents around there."

MAYOR NICHOLSON "Okay. Is there anyone else to speak in opposition? Okay. Seeing and hearing none, we will close the public hearing.

Now, I will entertain a motion to rezone property at 929 Phoenix Street from R7, to OPI. The recommendation from the Planning Board is to rezone the main campus, but to leave the parking lot as it is. Do I have a motion?"

LINDA EDWARDS "So we're just dealing with the property on 929 Phoenix?"

MAYOR NICHOLSON "Well both, but we're not going to rezone the other one, just the main campus."

JOHNNY WILLIAMS "And leave the other one residential?"

MAYOR NICHOLSON "Correct."

Motion to rezone from Residential (R-7) to Office/Professional/Institutional(OPI) the property located at 929 Phoenix (Tax ID # 6855-104-685 was made by Johnny Williams, seconded by Niki Hutto. "Is there any further discussion? All in favor of raise your right hand. So moved."

Motion passed unanimously.

- attach -

CONSIDER

Ordinance No. 05-026 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 0.46 Acres of Property Located on Spring Woods Trail from R10 (Residential High Density) to OPI (Office/Professional/Institutional).

(1st reading)

The Mayor announced the next public hearing and said, "If you look at the map (pointing), it's the little area in the corner that they've been using to park school buses."

LINDA EDWARDS

"Where they've been parking the bus?"

MAYOR NICHOLSON

"Yes."

LINDA EDWARDS

"As you come into Spring Wood?"

MAYOR NICHOLSON

"Yes. It's that little section in the corner on

the right (pointing). Is there anyone here to speak in favor of this zoning change?”

DAVID HORD

“I’m David Hord, Executive Director of Habitat for Humanity, and owners of the property. When we built the subdivision, that portion was made as a parking area for the ladies, our homeowners, who drive the buses. So, we’re in favor of rezoning.”

MAYOR NICHOLSON

“Okay. Is there anyone else to speak in favor of the zoning request? Okay. Is there anyone opposing the zoning request? Mr. Brown?”

STEVEN BROWN

“Mr. Mayor, as the City Manager, I oppose this request. If City Council approves this request, it will place your staff in a difficult position enforcing the zoning ordinance in all sections of the City of Greenwood. I see no problem if City Council desires to allow buses in residential zoning throughout the City.

The property along CSX railroad is zoned OPI, and it’s very unusual that this subdivision would even have an OPI next to it. Springwoods Trail is an entirely approved development which was built as a catalyst for this community. Everyone of the people in Springwoods Trail are homeowners. The City, with the help of Habitat and Upper Savannah, purchased some properties and rehabilitated two or three houses immediately in front of the Springwoods Trail Subdivision. We have attempted to have a positive impact on the community.

Now you are being asked to allow Habitat to take 0.46 acres and turn it into a bus parking lot that blatantly violates your ordinance. It will appear to everyone that we will have allowed a use in Springwoods Trail that no one else in the city can use. You just told Emerald Center that they

couldn't park buses in a residential zone.

Now, we are considering this property as an exception, and I'm opposed to it. I'm not opposed to these ladies, or whoever, having a job driving the buses. I'm not trying to hurt anybody, but I want City Council to know that it puts us in a difficult position. If this is approved, then everybody else in the City will be encouraged to find a little pocket of something next to them to use for a bus(es).

I ask you to carefully consider what I think is an exception to your ordinance."

MAYOR NICHOLSON

"Alright. Thank you, Mr. Brown. Is there any one else to speak in reference to the rezoning of the .46 acres of property in Spring Woods? Alright. Seeing and hearing none, we will close the public hearing.

This is the first reading that, again, was recommended for denial by the Planning Commission. Do I have a motion?"

Motion to deny was made by Niki Hutto, seconded by Johnny Williams.

"Is there any discussion or questions? All in favor of denying the rezoning of the .46 acres from Residential - High Density to OPI, raise your right hand. Opposed? 6-1."

Mayor Nicholson, Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, and Johnny Williams voted for the denial. Barbara Turnburke voted against.

The motion passed.

CONSIDER

Ordinance No.
05-027 Amending
the City of
Greenwood's
Official Zoning
Map (Ordinance
No. 04-020) by
Rezoning
Property at 336
Kirksey Drive
West from R7
(Residential High
Density) to NC
(Neighborhood
Commercial)

(1st reading)

The Mayor announced the next public hearing and said, "If you look at the overhead (pointing), you can see where the property is located on Kirksey Drive, West. Is there anyone here to speak in favor of the ordinance change? Anyone opposing? Okay. Seeing and hearing none, we will close the public hearing.

This is the first reading, and the Joint Planning Commission recommended approval of this request. Do I have a motion?"

Motion was made by Barbara Turnburke, seconded by Betty Boles.

"Are there any questions or discussion? All in favor of raise your right hand. So moved."

Motion passed unanimously.

(attach)

"That completes the public hearing part of our meeting. Now, we will move into some unfinished businesses."

CONSIDER

An Ordinance No.
05-016 Amending
the City of
Greenwood's
Official Zoning
Map (Ordinance
No. 04-020) by

Under unfinished business, Mayor Nicholson read the first item and asked for a motion.

Motion to approve the ordinance was made by Johnny Williams, seconded by Barbara Turnburke.

"Is there any discussion? All in favor raise your right

Rezoning
Property at 601
Kitson Avenue
from NC
(Neighborhood
Commercial) to
R4 (Residential -
Medium Density).

(2nd reading)

hand. So moved."

Motion passed unanimously.

- attach -

CONSIDER

Ordinance No.
05-017
Amending the
City of
Greenwood's
Official Zoning
Map (Ordinance
No. 04-020) b
Rezoning
Properties off
East Creswell
Avenue from R7
(Residential -
High Density) to
GC (General
Commercial).

(2nd
reading)

Mayor Nicholson read the second item and asked for a motion.

NIKI HUTTO

"Is this the Skelton property?"

LINDA
EDWARDS

"This is not Phoenix (Street), but East Creswell (Avenue)?"

MAYOR
NICHOLSON

"Yes. East Creswell is the one we took first reading on last month. Do I have a motion?"

Motion to approve only the East Creswell property was made by Barbara Turnburke, seconded by Johnny Williams.

“Is there any discussion? All in favor raise your right hand. Opposed? 6-1.”

Mayor Nicholson, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams, and Barbara Turnburke voted for the zoning change. Niki Hutto voted against.

Motion passed.

- attach -

CONSIDER

Ordinance No.
05-018 Amending
the City of
Greenwood's
Official Zoning
Map (Ordinance
No. 04-020) by
Rezoning
Properties off
Highway 72 By-
Pass and
Enterprise Court.

(2nd reading)

Mayor Nicholson read the third item and recognized the City Manager.

STEVEN BROWN

“Mr. Mayor, may I provide you with some information?”

MAYOR
NICHOLSON

“Yes. Mr. Brown?”

STEVEN BROWN

“At last month’s meeting, you took first reading to rezone all properties in the bluish-purple area (pointing). Since that meeting, I have been able to acquire a copy of an agreement that was negotiated in the 1990’s between the property owner of these properties, the residents of Woodcrest, plus some that border Forest Lane. There were about 15 or so property owners that signed an agreement with Mr. Lawrence.

I will tell City Council that, prior to your new land use plan, anything within this area here (pointing) was zoned C-1. The agreement between those residents were, if Mr. Lawrence put restrictive covenants on the portion of property from here (pointing) back to here (pointing), they would not oppose his rezoning. When Mr. Lawrence asked City Council for C1 zoning with very restrictive covenants back in the 90’s, the property owners did not oppose it. According to his agreement, all of this property here (pointing), with our new classification, should be GC.

I have spoken with Mr. Higginbotham, the former City Manager, Mr. Staley, and Mr. Lawrence. Everyone agrees to request thirty (30) additional days to have a meeting to discuss the request. The residents want the original covenants to remain in affect, because they are satisfied with them as agreed to by Mr. Lawrence. It’s my and Mr. Lawrence’s opinion that, for those covenants to stay in place, all of this property needs to be GC. So, I think it’ll be best for us to postpone this until we can get everybody together and report the results of that meeting.”

MAYOR
NICHOLSON

“Okay. Do I have a motion that we postpone?”

Motion was made by Linda Edwards, seconded by

Betty Boles.

“Are there any questions or further discussion? All in favor of postponing, raise your right hand. So moved.”

Motion passed unanimously

CONSIDER

Ordinance No.
05-019 Amending
the City of
Greenwood’s
Official Zoning
Map (Ordinance
No. 04-020) by
Rezoning
Properties off
North Main Street
and Bailey
Circle.)

(2nd reading)

Mayor Nicholson read the fourth item and asked for a motion.

Motion was made by Linda Edwards, seconded by Niki Hutto.

“Is there any discussion? All in favor raise your right hand? So moved.”

Motion passed unanimously.

- attach -

CONSIDER

Ordinance No.
05-020 Amending
Ordinance No.
03-010, Zoning
Ordinance,
Chapter 3, Article
3, Sections 3.1.3.,
Table 3.1.3.,
3.3.1.1., 3.3.2.1.,
3.3.4.1., and
3.3.5.2.

Mayor Nicholson read the fifth item and said, “This is the second reading. I think this is just corrections, right Mr. Brown?”.

(2nd reading)

STEVEN
BROWN

“Yes, sir. This allows churches in the core commercial district. They must be located in a detached building and have parking on the property where the building is located, or on adjacent, property.”

MAYOR
NICHOLSON

“Okay. Do I have a motion?”

Motion was made by Niki Hutto, seconded by Linda Edwards. “Are there any questions or further discussion? All in favor raise your right hand. So moved.”

Motion passed unanimously.

- attach -

CONSIDER

Under new business, Mayor Nicholson read the first item and recognized the Assistant City Manager.

Resolution No.
05-006
Endorsing the
Expenditure of
City Funds as a
Required Match
for a Community
Development
Block Grant for
the Byrd Street
Area Housing
Rehab Project.

CHARLES
BARRINEAU

“Mr. Mayor and City Council, at our last meeting we discussed the potential of a Community Development Block Grant. With the assistance of the Upper Savannah Council of Governments staff, we have

begun to survey the Byrd, West Byrd, and Griffin Street(s) area in this vicinity shown on the map (pointing). The City staff have identified some storm drainage needs here (pointing). Those of you, who are familiar with this area, know of some backup problems that we would like to pipe over into the basin here (pointing). There also may be some houses that we will target for demolition. Again, we have not gotten a full analysis of the properties because we're still in the survey process.

As the resolution states, you are required to provide a 10% match. On our last application, we could've gone up to \$500,000 so, at the most, the max would be \$50,000 coming out of your community funds. We don't have a completed budget, but we'll present it to you at your next meeting."

MAYOR
NICHOLSON

"You'll be using the payback money?"

CHARLES
BARRINEAU

"Yes, sir."

MAYOR
NICHOLSON

"Okay. Do I have a motion?"

Motion was made by Linda Edwards, seconded by Niki Hutto. "Are there any questions or further discussion? All in favor raise your right hand? So moved."

Motion passed unanimously.

(attach)

CONSIDER

Mayor Nicholson read the second item and recognized the Assistant City Manager.

Resolution No.
05-007 Endorsing
the Expenditure of
City Funds as a

Required Match
for a Community
Development
Block Grant for
the Downtown
Revitalization
Project.

CHARLES
BARRINEAU

“Mr. Mayor and Council, as you recall, the Department of Commerce has made some monies available for downtown commercial revitalization projects. On Friday, we met with Ruth LaForge of Upper Savannah, and the folks from the Department of Commerce. We have looked at an area that is adjacent to the Federal Building Project and the Emerald Project facilities. The staff had potentially estimated Oregon Avenue improvements around 2007 to 2008 but, with this grant becoming available, it makes sense to go forward now.

We’re working with the CPW to develop infrastructure needs. We would have to go through a lot of steps with adjacent property owners, but we’re proposing a one-way Oregon Avenue and add on street parking here (pointing) that will assist the Federal Building facility. We also plan to add more daytime parking for the museum and theater, decorative lighting, and landscaping devices that have been used by Greenwood Development.

We believe that this project will be in the neighborhood of \$400,000 to \$500,000, which will require a 10% match from our Community Development payback monies. We will be meeting with the staff of the CPW, and Metro have been working in this area. We feel we’re gonna put a very strong application together for these funds.”

MAYOR
NICHOLSON

“Okay. Are there any questions?”

STEVEN BROWN

“The funds that you’re requesting can only be used for downtown type improvements?”

CHARLES

“That is correct. Again, it is specifically commercial

BARRINEAU revitalization. The Department made about \$2.5 million available, and the maximum is \$500,000.”

STEVEN BROWN “This is not a grant application that we can use for housing, but for downtown revitalization?”

CHARLES BARRINEAU “Through the application, we must show that we’ll be creating jobs, making this a significant catalyst. There is potential for new restaurant developments on Maxwell, and you’re very well aware of Jon Holloway’s Art Gallery. Many of these businesses have expressed interest in having outdoor, pedestrian-friendly facilities, so we think the time is now for this project. The Federal Building is projected to be completed in January to February of 2006, so it will be a good shot in the arm if we can add this grant to that.”

MAYOR NICHOLSON “Okay. Are there any questions? Do I have a motion?”

Motion was made by Niki Hutto, seconded by Betty Boles.

“Any discussion? All in favor raise your right hand? So moved.”

Motion passed unanimously.

- attach -

CITY COUNCIL COMMENTS

Mayor Nicholson asked for any comments from City Council Members and said, “We usually have work session on the first Monday. I think you all probably don’t want to labor on Labor Day, so will Tuesday, September 6th, be okay? Okay. We will set the work session for September 6th.”

CITY MANAGER
COMMENTS

Mayor Nicholson recognized the City Manager.

STEVEN BROWN

“Mr. Mayor and Council, Nada Banes, who is the Vice-Chairperson of the Housing Authority Board, is up for reappointment because her term is expiring. She has expressed to John Lamb an interest to continue serving. She has been on the Board for 20 years, and is now the Vice-Chairperson. We will have the appointment on the September agenda. The other comment is, we would solicit your input about the new agenda booklet. Please let us know if this was helpful.”

BETTY BOLES

“I think it is very colorful, organized, and accessible. I commended Tiffany for the great work that you did, and I look forward to seeing more like this.”

STEVEN BROWN

“Thank you.”

MAYOR
NICHOLSON

“One question, Mr. Brown. Is Mr. Rucker still on the Election Commission?”

STEVEN BROWN

“Yes, sir.”

MAYOR
NICHOLSON

“We need to look at a replacement because I know he’s not able to serve.”

STEVEN BROWN

“We need to look at all of the Election Commissioners. Mr. Davis agreed to serve only for one year.”

MAYOR
NICHOLSON

“I would like to welcome our attorney from the Welch Law Firm with us this evening. Just introduce yourself.”

ADAM CAIN

“I’m Adam Cain, and I’m here on behalf of Mr. Welch, who’s completing depositions in New York. When he’s out of town, I’ll be present at City Council on his behalf.

It’s a pleasure being before you and a honor working for you. Thank you.”

STEVEN BROWN

“Mr. Mayor and Council, Adam does 99% of the City’s prosecution in court. He’s a familiar face around here, and does a good job for us.”

MAYOR
NICHOLSON

“I know the first time he came in somebody said, ‘Wow! That fellow must be cutting school today!’”

ADAM CAIN

“I promise I’m 28!”

STEVEN BROWN

“Mr. Mayor, I am attempting to schedule the organizations requesting accommodations tax to make a full presentation at the work session on Tuesday, September 6th. We’re going to ask the Accommodations Tax Advisory Committee to join you so the presentations can be heard at the same time.”

LINDA EDWARDS

“It’s that time already?”

MAYOR
NICHOLSON

“Okay. If there is nothing else to come before us, the meeting is adjourned. Thank you all for coming.”

Meeting adjourned at 6:23p.m.

Floyd Nicholson, Mayor

ATTEST:

City Clerk and Treasurer