

GREENWOOD CITY COUNCIL

April 19, 2004 - 5:35 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; City Attorney; Police Chief Brooks; Mike Hatfield from WCRS and Shavonne Potts from the Index-Journal.

MINUTES

Mayor Nicholson asked for a motion to approve the minutes of the City Council Meeting and Executive Session held on March 15, 2004.

Motion was made by Johnny Williams, seconded by Linda Edwards, approving the minutes as presented.

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

Motion was carried unanimously.

REPORTS

Mayor Nicholson asked for a motion to accept as information the reports from the City Manager for March 2004, and the Commissioners of Public Works Consolidated Financial Report for the period ending February 28, 2004.

A motion was made by Betty Boles, seconded by Linda Edwards to receive the reports as information.

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

Motion carried unanimously.

ACCEPT

Results of the April  
13, 2004, Non-  
Partisan General  
Election from the  
Municipal Election  
Commission

Under new business, Mayor Nicholson read the first item and said, "As you know, we had elections for City Council Members in Wards One, Three, and Five. Ms. Hutto was unopposed in Ward One. Ms. Boles was re-elected in Ward Three, and Mr. Johnny Williams was re-elected in Ward Five. Also, Mr. Gene Hancock was re-elected as Commissioner of Public Works. We would like for these individuals to come forward, and we will administer the Oath of Office to them.

AND

Administer the Oath  
of Office.

Mayor Nicholson administered the Oath of Office to Niki Hutto for Ward One, Betty Boles for Ward Three, and Johnny Williams for Ward Five. The Mayor then administered the Oath of Office to Gene Hancock of the Commissioners of Public Works.

The Mayor said, "I would just like to say congratulations to Ms. Hutto, Ms. Boles, and Mr. Williams. I look forward to working with you all during the next few years, and also Mr. Hancock with the Commissioners of Public Works."

PROCLAMATION

Teacher  
Appreciation Day

Mayor Nicholson said, "It's great to be a teacher in this day and time. I consider it as one of the greatest professions. What other profession has so much impact on other professions? Regardless of what profession you enter, you must have an education. We thank the teachers for the many hours they put in making our future leaders and professionals. At this time, I would like to read the proclamation for 'Teacher Appreciation Day', which is May 4, 2004.

The Mayor then read the proclamation and presented it to Dr. Steed, Superintendent of Greenwood School District 50.

Mayor Nicholson asked, "Do you have any remarks, Dr. Steed?"

DR. WILLIAM  
STEED

"I would just like to thank the Council for this recognition of our teachers. They are very worthy. It is difficult to be in this profession this day and time. I do appreciate them, and we accept on behalf of the teachers that's in District 50. I also thank the Council, as well as the citizens of Greenwood, in giving us this honor. We do thank you."

MAYOR  
NICHOLSON

"Okay. I think we have the Director of the Education Enrichment Foundation. Ms. Kuhl, do you have any remarks?"

MS. CLAIRE KUHL

"No. I'd just like to second Mr. Steed's remarks, and thank all the

people for all you do to support our teachers. They desire our support, recognition, and appreciation. We thank the Council for acknowledging it and giving us this opportunity.”

## CONSIDER

An Ordinance  
Amending the  
Greenwood Zoning  
Ordinance by  
Rezoning Property  
Located at 130 and  
136 Lander Avenue  
from C-2 (General  
Commercial) to RI-1  
(Institutional).

(1<sup>st</sup> reading)

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

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

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

Motion passed unanimously.

- attach -

## PRESENTATION

By Arts Council on  
Emerald Triangle  
Project

Mayor Nicholson read the fifth item and recognized Mr. Sam Tolbert.

## SAM TOLBERT

“Thank you, Mr. Mayor. First of all, I want to thank you all for being willing to serve in the elected roles, and for your dedication in making this community a better place to live. Thank you for doing that. I’m Sam Tolbert, and it’s been my pleasure to be involved with the Federal Building Project for over four years.

We’re here tonight in two roles. We want to update you on what’s going on with the building and the Emerald Triangle Concept. One, as your role representing the citizens of the City of Greenwood, and secondly, you’re our landlord, so we thought you might be interested in what we got planned. With me this evening, I have Ann Craig, who’s the Executive Director of the Arts Council; Ken Hartledge, who represents The Museum; John Lowery, who’s representing the Community Theater; and Len Bornneman, who has worked on the steering committee of this project for four years also.

As this project started, many of us originally wanted to preserve a historic landmark in Uptown Greenwood, as the Federal Building was being surplusd by the GSA. That concept has expanded dramatically over the last few years. First of all, it’s a historic

building that we want to preserve. Secondly, we envisioned it being a cultural center of activity for Greenwood when we turned it into an Art Gallery and a place for holding meetings.

Lastly, as the City Center Master Plan was being developed by Arnett Muldrow, it has become the anchor of what they call the 'Emerald Triangle' that you're very familiar with. So this project has gone from simply keeping a historic building in tact, to something that we think will be vital to the cultural quality of life for Greenwood, and also lead some economic development, as we try to revitalize the City Center for our community.

As we were working on this project, developing budgets, and doing construction plans, it also became clear that our neighbors, the Community Theater and the Museum, were facilities that also needed a lot of physical attention. The facilities in both organizations needed a good bit of repairs. So over the last few years, we worked very closely with the Greenwood Museum and Community Theater to develop a joint project. This last month, the three organizations passed a joint resolution, and it was passed unanimously.

Mr. Tolbert read the resolution.

"I'm going to allow Ann Craig to come up here and describe for you some of the renovations that will occur to the Federal Building property, as well as the theater and the museum. Thank you."

ANN CRAIG

"Good evening. I'd like to add my vote of thanks to each of you for serving in the capacity that you do, and congratulations to those who are newly elected. We look forward to working with you. We're very pleased to see in the newspaper, throughout the campaign, that many individuals stated their support for this project, and that certainly propels us forward. It is a large project for this community to undertake, but a very important one. I'd also like to say a word of thanks to Steve Brown and Charlie Barrineau, who have both been very instrumental in formulating this plan. They have met with the steering committee, and been very supportive. The City has been an excellent partner throughout this process. I commend both of those individuals, as well as the City as a whole, for the part that they are playing in moving this community forward.

I would just briefly like for you to take a look (at the overhead) at the proposed renovations and repairs for each of the three buildings. The Federal Building will look exactly as it looks in this picture after the renovation. The renovations are all to the interior, and there will be some paint and repair to the exterior. Once the Federal Building has gone through its renovation, the front part will have a visitor's center that the community can use to welcome visitors to this community. Also, we can welcome the residents of this community so they can be more aware of available resources. We can have

central ticket outlets, and a number of opportunities there. The former Federal Building workroom will become a large art gallery. In that space, we will simply take it back to its original size and shape. It will be two-stories, open and airy, and will serve this community well. In the back, what was formally the Federal Courtroom will become a large reception room for use by the community at large. On one side, we will have a catering kitchen, and on the other side, we will have a large conference room. There will be office space for the Arts Council and other organizations. In the basement level, we will have multi-use classroom spaces, storage areas, and workrooms.

The Community Theater will receive extensive renovations. They have many safety issues that need to be addressed. We will have major repairs and modifications to the backstage area, additional fire sprinklers and exits, new HVAC throughout, repairs to the exterior, new theater seating and stage curtains to improve the way the theater looks, painted floor coverings in public areas, and the addition of a second ticket window. I might add we will be putting fire sprinklers throughout the Federal Building as well.

Finally, the Museum will require new HVAC systems, and repairs to the exterior that will include new windows. Most importantly for the Museum, waterproofing the shell of the building so that they don't have to deal with flooding. As we go forward, there will be some interior renovations to that structure for offices, restrooms, the back warehouse, and a new elevator.

This is the proposed budget that has everything we have gone over with totals. The Arts Council has received \$1.7 million for the renovations from the Self Family Foundation. We must now turn to individuals, corporations, and our local government for the \$1.5 million to complete this project. These three renovated buildings are the anchor for the revitalization of our downtown and the Emerald Triangle. This cultural complex will become the central and visible welcome center for Greenwood citizens and those visiting our community. It will provide a significant tool for economic development by strengthening the town's ability to attract new industry and residents. Greenwood will have a new face that says, 'The Arts mean Business'. We'll offer a world of exciting opportunities for residents and visitors in the realm of art, drama, and history. This is the best plan for current economic times, the benefit of all cultural organizations, and the preservation of a rare and historic building.

We come tonight to present this information to you and to ask for your support as we go forward. I would like to present each of you a resolution. Are there any questions?"

MAYOR  
NICHOLSON

"Any questions?"

ANN CRAIG

“Thank you.”

MAYOR  
NICHOLSON

“We want to thank you, Ms. Craig and Mr. Tolbert, for this update on the Arts Council, the Little Theater, and the Museum. We just thank each one of the organizations for the excellent jobs you do, and promoting cultures here in our community. We know this is a very important project for the revitalization of Uptown Greenwood. My firm belief is, if you’re gonna have a city, you must have a thriving uptown, so it’s important that we support this project to make sure that it becomes a reality in the future. Again, we thank you all for coming, and all three boards for your working together to see that this really becomes a true project in the future.

Yes sir, Mr. Brown?”

STEVEN BROWN

“Mr. Mayor and City Council, I cannot let this pass without adding just a few comments. I think an opportunity of this nature probably doesn’t come to a city very often. I have been overjoyed with the probability of something happening of this nature in the City of Greenwood. So often we deal with projects that last over a day’s span, or possibly a couple of weeks, but I think this project has potential to impact this City for the next couple of decades. We see so many other communities in this State which are aggressive and progressive. They have the quality of life aspects that Greenwood for a long time has not had.

This is an opportunity that we should do everything possible to make it become a reality. Many of us may not even be in the position that we’re in today when this actually takes place, but I see it as forward thinking. I think if we expect to retain those individuals we need in our community, we’ve got to address these issues. So first of all, I would encourage City Council to support this project as much as possible. Secondly, I would like to make you aware of a letter that was received by the Mayor last week from the Department of Commerce. It tells us of a new program that is being implemented, and they have made \$6 million available that will be set aside for a two year period of time. The funding will be capped at \$3 million a year with one to three awards being made each year.

I would like to inform Council of activities that will be solicited in these applications. It’s general revitalization activities, including how the community will address small business and entrepreneur development, workforce training, and tourism. One of the key criteria is the number of partners involved. We know that the cultural center project has had so many people involved for a long period of time. It also lists as a key criteria, the amount of local funds raised. They already have \$1.7 million. The application addresses the feasibility of the project. Can it be done within a 15 month grant period? Lastly, the impact on a community and region. I would not stand here and tell you that the federal building project may be the only project that can qualify for these funds, but

I would ask permission from you tonight to at least sit down with the task force, look at all the partners involved, and see if we can develop a project that would meet the criteria from the Department of Commerce. If we were able to get any amount of monies, make it much more possible. If Council would give me the permission, I would come back to you for final approval. I appreciate it.”

MAYOR  
NICHOLSON

“Do I have a motion that we grant this?”

Motion was made by Johnny Williams, seconded by Betty Boles.

“Any discussion or questions? All in favor, raise your right hand. So moved.” Motion passed unanimously.

“Thank you, Mr. Brown.”

PRESENTATION

Of 2003 Greenwood  
City Audit - Mike  
Willoughby of  
Greene &  
Company.

Mayor Nicholson read the sixth item and recognized Mr. Mike Willoughby.

MIKE  
WILLOUGHBY

“It is a pleasure to be with y’all today. I think everybody has received a copy of our audit report of the City’s financials from last year. I’m here to go over a brief summery and see if you have any questions. The City is in good financial condition. We’ve issued our opinion, which starts on Page Two. It basically says we think these financial statements are accurate. We’ve also issued a couple of letters in the back, which basically says we looked at your federal grant programs, and did not find any items where you were not complying with the guidelines. This year, you’ll see the report looking different. This is the first year the City has implemented the new format which is under the GASB 34. I won’t go into all the details, but it’s different.

If you want to follow along and see how the City did on it’s budget from last year versus actual, that’s on Page 31. You’ll see a ‘Budget’ column, an ‘Actual’, and then a ‘Difference’. At the very bottom of Page 31, we have ‘Total Revenues’. The City budgeted \$10,556,920 for total revenues coming in the City. The actual revenue was, \$10,703,553. So basically, you took in more revenue than you originally budgeted by approximately \$146,000.

If you flip over to Page 35, this is the total of our expenditures, or

money going out. You budgeted \$11,656,651. Your actual expenditures were \$11,053,276. So you actually spent less money than you've budgeted by \$603,000. If you look at the third line from the bottom, 'Net Change in Fund Balance', you budgeted to actually draw down on your fund balance, \$1,029,721. Your actual amount that you drew it from it was \$291,480, so you came out better than you had originally budgeted by \$738,241. You did much better than you had originally budgeted.

If you want to look at the your Fund Balance at the end of the year under the old style, flip over to Page 13. This is your balance sheet as of December 31, 2003. That first column is your 'General Fund'. If you look down at 'Fund Balances', the total fund balance is \$4,027,481. That's broken down between several different guidelines. The undesignated part is \$2,045,656, so the City is in good financial condition.

If you want to look at the very new format, which is kind of the summary format, it's on Page 11. The short version is, we still kept the old style, and we also wanted to do a new style. This new style basically shows all the fixed assets of the City. It also shows all the debt of the City. Instead of calling it 'Fund Balance', now we call it 'Net Assets'. At the very bottom of that page, the total amended assets are \$17,564,710. If you look up at the top line in that section, the amount that's invested in capital assets, which are buildings, equipment, roads, sewer systems, etc., is \$12,646,768. So obviously, the largest bulk of that is invested in stuff. It's not money that you can spend. The unrestricted part is \$4,135,715. Either way you look it, both ways are a different way of looking at the same thing. The City is in good condition at the end of the year. That's the summary. Does anybody have any questions?"

MAYOR  
NICHOLSON

"Okay. Are there any questions for Mike? Mr. Brown, any comments? Thank you, Mike."

STEVEN BROWN

"As City Manager, I'm pleased with the audit. Naturally, I would be a little foolish minded if I were not. I would remind City Council that, as you look at the \$2 million of unrestricted fund monies in the Fund Balance, it's operating capital. This is probably the first year that we have actually used funds from the Fund Balance. You have well over \$1 million budgeted this year from the Fund Balance, so I would ask Council to be very cautious with it. It has been many years since we had to borrow tax anticipation monies, and the reason is because our operating capital is at a level that we've not had to. The other thing is, this is the first year we have ever seen an audit that described, or placed a dollar value on, our total assets. It's a requirement under the new accounting regulations to place a dollar value on all our assets. This year was our first audit under those new regulations.

This could not have been done without Steffanie Dorn and her staff. She has done a yeoman's job in making this happen. The

thing that impresses me is that she did it with existing staff, and it was hours and hours of detailed work. I would also tell you that it happened because of people such as Danny Polatty and his staff who had to locate and measure and place a dollar value on everything that we own, whether it be a sidewalk, storm drainage ditch, a road, building, or whatever. All of this comes together as a part of our assets. Everybody has done an excellent job.

All of these things would not happen if you did not have good people in key positions. I just thank them and appreciate the hard work that they have done. What you've seen in this audit tonight is certainly not the City Manager. It is a group of people who have given you their effort, time, energy, and their abilities. They have made it all happen, so to the employees I tip my hat and say, 'Job well done. Thank you for what you do for the City of Greenwood'."

MAYOR  
NICHOLSON

"Okay. Thank you, Mr. Brown. I would like to thank Mr. Brown, all the employees, department heads, and everyone affiliated with the City for a great sound fiscal job from the past year. We just thank and commend you for looking out for the welfare of the citizens of the City of Greenwood. Do I have a motion that we accept the audit from Mr. Willoughby?"

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

"All in favor, raise your right hand. So moved."

Motion passed unanimously.

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CONSIDER

Approval to Expend  
Grant Funds for  
Police Department.

Mayor Nicholson read the seventh item and recognized Police Chief Gerald Brooks.

CHIEF BROOKS

"Thank you, Mr. Mayor and Council. As you know, you allowed the Police Department to apply for Local Law Enforcement Block Grants from the United States Department of Justice. We've been awarded those grants, and currently have grant monies on deposit, or available, for our expenditure. Tonight, we're seeking your approval to use some of those funds to purchase equipment that will enhance our abilities, in regards to fingerprinting on crime scenes.

You probably know that fingerprinting has been a part of law enforcement longer than I have. Fortunately, our department has always been fairly up-to-date with fingerprinting technology. Having

said that, unfortunately, fingerprinting is really not quite as simple as it sounds. Normally, fingerprints are not invisible to the naked eye. When an investigator is on the scene, we have to use fingerprint powder to dust for those prints. That's the terminology that we use that's both tricky and labor intensive, particularly as the crime scene gets larger and larger. There are lots of things that can go wrong, or have to be considered. For instance, the powder we use to dust for prints has to contrast with the surface. If you're in a kitchen, the counter top may be light, and you would have to use dark powder. Once you get to the cabinets, you would have to use light powder. So every time the surface changes, you're changing powders. In the process, you're putting fingerprint powder all over someone's home, or place of business, and it's a messy thing for them to clean up.

Also, there are a lot surfaces that just aren't conducive to fingerprinting. The surface might be damp or moist, and your fingerprint powder just clumps and sticks to it. It can be dirty or greasy, and the powder will not adhere. Or, as you dust, you're moving the dirt and grease that will actually smear, or destroy, your fingerprint. If you're lucky enough to develop the print without damaging it, then the next task is to lift that print. Often when you develop a pretty nice print, as cautious as you are, you can mess up the print when you try to lift it.

The leading company in fingerprint technology is called Sirchie. It's out of North Carolina, and has developed a product, or kit, they call the Krime Site Imager Direct View Kit. To make a long story short, it really consists of three components. The first component is it's alternate light source. Rather than using sunlight, or light from the local lighting fixtures, you'd bring in this alternate light source, which is on some different wave length, and you illuminate an area that you want to observe for prints. Next, rather than looking with the naked eye, you can look through a scope. In reality, it's a fairly sophisticated filter. The combination of looking through that filtered lense on a surface that's illuminated by an alternate light source allows you to see the finger prints. There's no dusting what so ever, and you can see fingerprints very clearly without any further effort. Finally, it's linked to what they call, a digital camera package. It allows you to not only to see that print, but to photograph that print so that, if you try to lift it and it was destroyed, you can still have a record of that print. Instead of sending in the actual print for comparison, you would have a photograph of the print.

There's only one company in the world that makes that item. They invented and manufactured it, and quoted us a price for all three components of the viewing kit, training, shipping, and tax. Everything comes to a total of about \$17,535, as of this quote. We're simply asking tonight that you approve us to expend up to \$18,000 to acquire this Krime Site Imager Direct View Kit. If you have any questions, I'll do my best to answer them."

MAYOR  
NICHOLSON

“Okay. Any questions for Chief Brooks?”

CHIEF BROOKS

“Thank you.”

MAYOR  
NICHOLSON

“Do I have a motion to grant Chief Brooks the authority to expend these funds?”

Motion was made by Barbara Turnburke, seconded by Herbert Vaughn.

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

Motion passed unanimously.

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CONSIDER

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

A Resolution  
Endorsing the  
Expenditure of City  
Funds as a Required  
Match for a  
Community  
Development Grant  
for Local Planning  
Funds to Conduct a  
Housing /  
Neighborhood  
Study.

STEVEN BROWN

“Mr. Mayor and City Council, Council has directed us to look into the possibility of completing a study of the housing needs in the City. Council has been concerned for a period of time about how we choose future community development target areas. The City is eligible to apply for \$20,000 of CDBG funds for this project. Our consultant would look at the entire City, and then provide to City Council data and statistic information regarding housing, and assist you in developing housing target area priorities. A match of \$2,000

is required, and we do have other funds for this match. It would not come out of the General Fund. I would ask you to approve this resolution tonight. Naturally, this is a competitive process. We will know sometime later in the year, if it is approved.”

MAYOR  
NICHOLSON

“Okay. Do I have a motion?”

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

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

Motion passed unanimously.

- attach -

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REQUEST

Permission to Use  
Community  
Development Funds  
to Demolish Certain  
Properties.

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

STEVEN BROWN

“Mr. Mayor and Council Members, in the last two years, there had been many people in the community who have asked questions about why City Council took direct opposition to substandard housing. Often, the City has been accused of being over zealous, not understanding the plight of property owners and, when we’ve had people in court, they said we were overbearing. Tonight, you will see some pictures of properties that exist in Greenwood. This is 111 Joel Avenue (referring to overhead). It is owned by an individual who lives in Orangeburg and is totally unresponsive to us.

This is a house at 202 Beadle Avenue that is owned by the Gaskin Estate. It’s the same situation, no response. We do not have individuals for which we can sign a court summons. The community has put up with this house for a number of years and

something needs to be done.

This is 229 Tompkins Avenue. It is owned by a gentleman who is unemployed and has personal problems that prevents him from doing what he should to this home. I don't think he even lives there. He basically lives either street to street, or house to house. We have tried to work with him, but he has no income, nor anything to take care of the house. I know that Ms. Edwards has received a lot of calls about this house. We need to do something about it.

This is 347 Park Avenue. This is a situation where we find an individual who has lost his job. He doesn't live here, but this is property he inherited. I believe this is burned property, and he does not have the means to do anything to it. We first signed a summons on this gentleman, put him in jail for 30 days, and he served his sentence. He has told me that, if we sign a second summons, he'll go to jail again and again.

We have another house at 641 East Cambridge. This house is owned by the Holloway Estate. The people who have interest in the estate lives in Maryland, are absentee owners, and have not done anything to this property for years.

So there are five structures on five parcels of property that we have exhausted all measures to resolve. Our attorney has processed these properties through the court system. He has given us a letter stating that we now have the legal authority to do something, as a City. So I am asking you tonight for permission to use \$15,550 of Community Development Funds to demolish these houses. We received two bids. One bid of \$16,000, and the low bid was \$15,550."

MAYOR  
NICHOLSON

"Okay. Do I have a motion?"

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

STEVEN BROWN

"We will send an invoice to the last known address. If it's not paid within 60 days, we will place a lien on the property. If any of those people ever try to sell the property, then they would have to satisfy the lien. Our success in recouping these monies in the past has been very minimal."

MAYOR  
NICHOLSON

"As you all know, in the last couple of years, there have been a lot of properties that have been demolished. They are eye sores that people were going in at night doing illicit things. We're just trying to beautify the City of Greenwood, and make it a better community for everyone. If people don't fix their houses up, then they need to be abolished. This is what we're trying to do for our community."

STEVEN BROWN

"Mr. Mayor, when I spoke to the other group, I counted over 140

houses in the last 36 months that we've demolished.”

MAYOR  
NICHOLSON

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

Motion passed unanimously.

“Thank you, Mr. Brown.”

CONSIDER

Approval of  
Temporary  
Relocation Policy for  
CDBG Program.

Mayor Nicholson read the tenth item, and recognized the City Manager.

STEVEN BROWN

“Mr. Mayor, we have an existing relocation policy for homeowners. Prior to the Pelzer Street Project, policy did not allow us to deal with rental properties. However, you revised your policies to allow us to address both rental and homeowner properties. We need a relocation policy for tenants. We have one in place for homeowners. This adds a relocation policy for any tenants that may be displaced, or relocated, during the rehabilitation of their home. We would ask you to approve it.”

MAYOR  
NICHOLSON

“Okay. Do I have a motion?”  
Motion was made by Linda Edwards, seconded by Barbara Turnburke.

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

Motion passed unanimously.

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CONSIDER

Decreasing Loan  
Rate for CDBG  
Program.

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

STEVEN BROWN

“This recommendation comes to us from the staff at Upper Savannah Council of Governments, who administers our Community Development Program. Our policy, set by Council, presently states that when we are addressing the needs of rental property, the owner of that property can receive 50% of the funds from a forgivable grant. The other 50% of the funds will be loaned to them. City Council had set the rate at 3%.

The staff tells me that the cities of Greenwood and Laurens are the only cities who have active CDBG housing rehabilitation programs with a loan rate of 3%. It is a disincentive for the rental property owners because they can go on the open market and get a 3% loan. Why should they participate in our program? It’s a recommendation from the staff that we lower this to zero percent. The monies will be paid back, but the incentive will be that they can receive funds from us at a lower rate. What were seeking is participation. If Council doesn’t like zero interest, you could set the loan rate as you choose.”

MAYOR  
NICHOLSON

“So besides Greenwood and Laurens, other CDBG programs are doing 0%?”

NIKI HUTTO

“How much is their participation in comparison?”

STEVEN BROWN

“The staff tells me they receive less resistance to participating because the incentive is greater. You have to understand that we require more than minimal rehab. They’re having to spend more money, but it’s an incentive for them to do so.”

MAYOR  
NICHOLSON

“Okay.”

JOHNNY WILLIAMS

“But in the past, we have we always stuck with the homeowners, correct?”

STEVEN BROWN

“Yes, sir. This year, you allowed us to deal with both rental property and homeowners.”

JOHNNY WILLIAMS

“We did?”

STEVEN BROWN

“Yes, sir.”

MAYOR  
NICHOLSON

“In a lot areas that we’re going into now has more rental property, as opposed to home owners. We revitalized a lot of areas where you have homeowners. Now we’re reaching into the areas where there are more rental properties.”

STEVEN BROWN

“One of the critical factors that was involved in your decision was a demand by HUD that there be a community appearance change. They wanted to be able to come into an area and see an overall change into the community. If we’re only dealing with homeowners, we could not get that.”

MAYOR  
NICHOLSON

“Okay. Do we have a motion that we consider a recommendation of the City Manager coming from the CDBG Program to decrease the amount from 3% down to 0%?”

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

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

Motion passed unanimously.

RECOGNIZE

Mr. Jimmie L.  
Duncan of the  
Southside Cab  
Company.

Mayor Nicholson read the twelfth item and asked, “I don’t think Mr. Duncan is here, is he? Mr. Brown, do you know about Mr. Duncan’s request?”

STEVEN BROWN

“I think Ms. Dorn can help me. He has a cab that he is wanting to extend the operating time from 10 years to 12 years. He told me that he has spent some money to refurbish the transmission and engine. The life now is 10 years.”

STEFFANIE DORN

“The life is 10 years. My understanding from Sergeant Suddeth was that the engine blew in the cab he had in service. This cab is actually 12 years old, but the life allowed is 10. When he brought it to Sergeant Suddeth, he already had all of the markings done on it. He’d taken care of switching the insurance over to this one, and he wants to get two more years out of it. I’m not going to speak to my photographic skills, but I did take these pictures (pointing at the overhead). He told me that if I lifted the hood, I could eat off of the engine, but I told him I preferred not to. There is a place there on the window where you can see that it’s been taped. I don’t think the picture really shows it is in excellent condition. I know that’s a factor that you all consider.

Sergeant Suddeth has inspected the taxi, and signed off that there were no items on his inspection that had to be taken care of, prior. We’ve given him a 30 day temporary, until you all could make a decision. He has this and one other cab. His other cab is a 1994, so it will be coming off the 10 year rotation, too. He would be looking at replacing two cabs within a nine month period, and that’s why he’s asking for the extension.”

MAYOR  
NICHOLSON

“Okay. So you say it looks good and everything?”

STEFFANIE DORN

“Like I said, I didn’t look under the hood, because that’s not my area of expertise, but I would’ve certainly sat in the backseat and taken a ride in it because it was in excellent condition. Sometimes you would open a door to a vehicle, and foul odors emit from it, but it was none of that. It looked good just from the outside. The appearance also looks good. You can see that the painting and everything on it is fresh. He told me who had owned it, and I really can’t recall who that was, but Sergeant Suddeth’s inspection was perfect.”

MAYOR  
NICHOLSON

“Do I have a motion to authorize Mr. Duncan to continue to operate this cab for the next couple of years?”

JOHNNY WILLIAMS

“Is this the only cab?”

MAYOR  
NICHOLSON

“Yes.”

Motion was made by Johnny Williams, seconded by Barbara Turnburke.

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

Motion passed unanimously.

CONSIDER

Resolution  
Recognizing Danny  
Polatty’s  
Retirement.

Mayor Nicholson read the last item’s title, and asked Danny Polatty to come to the podium. The Mayor then recognized the City Manager.

STEVEN BROWN

“Mr. Mayor and City Council Members, I’m happy tonight for Danny and his retirement. At the same time, I’m a little sad. Danny has announced his retirement, effective April 30<sup>th</sup>. Danny is here tonight with his wife, Maxine, and son, Lee.

When I was first appointed City Manager in 1985, it was evident to me that I needed quality individuals to assume key positions for the City. I wanted people who were qualified, people of integrity, people who were customer oriented, people who were team players, people who were loyal, creative, self motivated, and compassionate; people who had the capacity for listening, learning, and just plain good people. Gerald Brooks told me one

time that, before you can be a good police officer, you must be a good person. So that's the kind of person that I needed. In Danny, I found all of them. Not only did he meet my expectations, but he exceeded them. Danny is a person who is an exception to the rule. Without reservation, I can tell you that any success that has been realized in the past 19 years while I have been in my position, it is a result of the employees and department heads such as Danny Polatty.

I was able, most of the time, to see the result of his work here during regular office hours. However, I remember innumerable times when the weather would cause problems and Danny would be out at all times of the night and weekends, taking actions and supervising to ensure that traffic signals were operating, streets were cleared, city property protected, and so much more than people ever knew. I never once had a situation that required his presence, that he was not there. He always had a plan and sufficient people to accomplish it.

In my early years, I had department heads who chose not to have a good working relationship with other department heads. It caused problems that resulted in our being inefficient. When Danny assumed his position of Public Works Department Head, he made it a point to develop excellent working relationships with other department heads, CPW employees, South Carolina Department of Transportation employees, various contractors, citizens, and whoever needed him.

I will miss Danny Polatty. I told somebody the other day that every City Manager should be blessed with a Danny Polatty. I would like to read a resolution that I am asking you to adopt tonight."

Mr. Brown read the resolution.

"Mr. Mayor, I would ask that you adopt this resolution."

MAYOR  
NICHOLSON

"All in favor raise your right hand."

The resolution passed unanimously.

DANNY POLATTY

"Thank you. I would like to take this opportunity to thank Council, staff members, and certainly Mr. Brown, for your support over the years. It sounds like in one portion of the resolution that they were searching for something for me to do. It has been a good career, and I appreciate the opportunity of working for the City of Greenwood. I appreciate what you, Mr. Brown, and other staff members have done. Thank you, a lot."

MAYOR

"What are you going to do in retirement?"

NICHOLSON

DANNY POLATTY

“Fish!”

MAYOR  
NICHOLSON

“Thank you, Danny. I think that’s the last item on the agenda. Do I have a motion that we adjourn?”

Motion was made by Linda Edwards.

“Don’t forget, first Monday in May is work session at 5:30p.m.”

Meeting adjourned at 6:38 p.m.

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Floyd Nicholson, Mayor

ATTEST:

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City Clerk and Treasurer