

GREENWOOD CITY COUNCIL

January 27, 2003 - 5:41 p.m.

MINUTES

PRESENT

Council Members: Mayor Nicholson, Niki Hutto, Linda Edwards, Herbert Vaughn, Johnny Williams, and Barbara Turnburke; City Manager; Assistant City Manager; City Clerk; and St. Claire Donaghy from the Index-Journal.

MINUTES

Mayor Nicholson asked for a motion to approve the minutes of the City Council public hearing, meeting, and executive session held on December 16, 2002.

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

The Mayor asked, "Any questions, 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 December 2002, and the Commissioners of Public Works consolidated financial report for the period ending November 30, 2002.

A motion was made by Herbert Vaughn, seconded by Niki Hutto, to receive the reports as information.

The Mayor asked, "Any questions or corrections?"

STEVEN BROWN

"Mr. Mayor, as a part of my report, I attended a Commissioners of Public Works meeting today and, just for the record and your information, they had voted to change their meeting date. It was voted on today that they will now meet the 4th Monday of the month at 4pm."

MAYOR NICHOLSON

"Okay. We can document the change of the Commissioners of

Public Works meeting on the 4th Monday of each month at 4pm in the Commissioners' Chambers. Alright, any other corrections or additions to the reports? We have a motion and a second that we accept these. All in favor raise your right hand. So moved."Motion carried unanimously.

CONSIDER

A Request for the City to Issue a Quit Claim Deed for an Unopened Alleyway between Plowden and Alexander Avenues.

Under new business, Mayor Nicholson read the title of the first item and asked for a motion.

Motion was made by Johnny Williams, seconded by Barbara Turnburke to deny the request.

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

Motion passed unanimously.

CONSIDER

A Request to Authorize the City Manager to Sign a Lease-Purchase Agreement for Self-Contained Breathing Air Apparatus.

Mayor Nicholson read the second item under new business and recognized the City Manager.

STEVEN BROWN

"Mr. Mayor and City Council, when you approved the 2003 budget, you approved this expenditure. We're now ready to move forward with the purchase of 30 Scott Air Packs, and the Finance Director has the total amount."

STEFFANIE DORN

"The total payments for this are \$70,136.28 which will start in 2004 and go through 2006."

STEVEN BROWN

"I brought it back to Council to give you the right, if you see the need, to void that purchase. We recommend that you approve it and allow us to move forward. It would be lease-purchase with no payments this year, but our payments will begin in 2004."

NIKI HUTTO

"This is the equipment for the Fire Department, is it not?"

STEVEN BROWN

"Yes, ma'am."

NIKI HUTTO

“Okay.”

MAYOR NICHOLSON

“Okay. Any questions for Mr. Brown? Do we have a motion?”

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

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

Motion passed unanimously.

CONSIDER

The Following
Requests Regarding
the Federal Building:

A. Approve a Request
from the Arts Council
of Greenwood County
to Provide Utilities to
the Federal Building
for Period Not to
Exceed Five (5)
Years.

Mayor Nicholson read the third item under new business and said, “I know initially, when we received this, we contacted CPW in reference to that. Mr. Brown, have we received a response from them?”

STEVEN BROWN

“I went to their meeting this afternoon when they considered this request, and they did approve the request as a part. I do want to clarify one matter, because I did give you some erroneous information. When I originally determined the total cost of the utilities, I called the Customer Service Department at the CPW, and asked them to give me an estimate of what it would be on an annual basis. According to Steve Reeves, that person used some months that the building was unoccupied. So for the purposes of the Commissioners voting on it, he went back and got 12 months of utility costs when the building was occupied by the people who were in it all of those years. He told the Commissioners today that the annual cost was about \$19,000. They did approve that amount for a maximum of five years and, at that time, it would have to be renegotiated with the Commissioners. It’s on a year to year basis, depending upon their financial condition. They did approve it today and asked that if City Council approved it, to give them notification as to when it would begin. We don’t know that yet, but that’s where we are. I would recommend that City Council

authorize us to move forward on this.”

NIKI HUTTO

“May I ask a question? Is it the whole building that has to be serviced with utilities, or can it be sectioned off to the parts of the building that are actually used?”

STEVEN BROWN

“Well, there are certain parts of the building now that’s not being provided utilities because some of the heating and cooling systems have been abandoned and cut off. Naturally, water and things of that nature would be ‘building-wide’.”

NIKI HUTTO

“And basically, we’re talking about a \$7,000 difference from what you initially discussed?”

STEVEN BROWN

“Yes, ma’am.”

NIKI HUTTO

“Okay.”

MAYOR NICHOLSON

“Okay. Alright, do we have a motion on part A of this request?”

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.

B. Approve a Request from the City Manager to Authorize the City of Greenwood to Join with Greenwood County and the Arts Council of Greenwood County in Repairing the Roof of the Federal Building. The City’s Share of the Costs Will Not Exceed \$4,300.

Mayor Nicholson read the second part of the third item under new business and recognized the City Manager.

STEVEN BROWN

“Mr. Mayor and City Council, I have been meeting with a group of people, who are attempting to put a project together to utilize the Federal Building. They’re requesting a lease from you and the County Council and then take the necessary actions to use the Federal Building as a cultural center for this community. With the

sluggish economy, I believe it's going to be a long term project. I think they will be successful in identifying the funds to do this, but I don't think it will move as quickly as you, and a lot us that have been working on this committee, would like.

My concern is that the building has a bad roof and it's leaking. The County and the City own it, and we have a responsibility to maintain our property. If this group of people is not successful, we would still own it. Everyday that it leaks, the interior of the building is being damaged. I think there needs to be an immediate action taken to repair these leaks to prevent any further destruction to the property from the water.

I went to the County Manager, and he was willing to ask County Council to pay for a third. I talked with the Director of the Arts Council, and they're willing to pay a third. I think this is a fair and equitable method of getting something done. Then, if it takes them an extended amount of time to work out all these details, at least we know that the roof is repaired.

When we get ready to renovate the inside, we're not in there repairing things that could have been prevented if we did not repair this roof. I think it's just a wise use of everyone's funds, and I would ask that you act upon this in a favorable manner."

MAYOR NICHOLSON

"Okay. Do we have a motion?"

Motion was made by Barbara Turnburke, seconded by Niki Hutto.

"Any further discussion or questions? All in favor raise your right hand. So moved."

Motion passed unanimously.

CONSIDER

Ordinance Annexing
637+ Acres Owned by
the Commissioners of
Public Works of the
City of Greenwood
Located off Old
Laurens Highway.

(1st reading)

also...

Mayor Nicholson read the fourth item's title, and recognized the City Manager.

An Ordinance
Annexing a 10' Strip of
Property Owned by
Greenwood County
Located off Old
Laurens Highway.

(1st reading)

STEVEN BROWN

“Mr. Mayor and City Council, my first comment to you about this request is, I think this is a very positive action by the Commissioners of Public Works. Six hundred, thirty-seven, plus acres to be added to the city limits of Greenwood would certainly be positive for us. I think there is some considerations that you need to make prior to approving this request. I would also inform you tonight that I have discovered that this property is presently not contiguous with the city limits. The State Law requires that it touch the city limits in some manner, and there is a parcel of property that prevent the needed contiguity. I would ask you to postpone any actions on this request until the Commissioners can provide us with evidence of that contiguity. I think it can easily be done, and don't look for it to be an obstacle, but I think we need to have it in place prior to taking any further action.

I wanted to go on record as saying I think this is positive, but there are some issues that I want to present to you. The first thing that I ask myself when I recommend annexing property to you is, can we serve the property? That's a paramount issue with a massive annexation of this nature. So there are some issues that City Council, staff, and Commissioners need to discuss. It's not issues that cannot be resolved, but they need to be dealt with and resolved in a proper manner.”

MAYOR NICHOLSON

“Okay. Since this property is not contiguous with city limits, do I have a motion that we postpone items four and five until the CPW try to bring what they can to have the property contiguous with the City?”

Motion was made by Johnny Williams, seconded by Herbert Vaughn to postpone the vote for CPW to find contiguous property.

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

Motion passed unanimously.

CONSIDER

Mayor Nicholson read the last item's title and recognized the City

Manager.

A Request to
Authorize the City
Manager to Sign an
Agreement with Davis
& Floyd, Inc. for
Engineering Services
on the Cokesbury
Street Sidewalk
Project.

STEVEN BROWN

“Mr. Mayor and Council, you have authorized us to begin this project with the funds that were set aside in the 2003 budget. One of the first issues that we need to deal with is the engineering services, and I wanted to inform you tonight of the cost and a recommendation regarding those services. With this being an existing road that was constructed a long time ago, there are some issues. One is, what utilities are under the ground and overhead, and have to be relocated? We’re going to be dealing with the Commissioners of Public Works, and the Metropolitan Sewer District, so we need to know exactly what’s underneath and above the road. To do so, we need to survey and locate all above ground and sub-surface utilities, and establish those in the plans. The cost of doing that is \$6,300.

The actual engineering services, which includes the civil drawings for the demolition, layout, grading, utility plans, storm drainage, erosion control, retaining wall layout, and all of the details for the construction is \$37,050. The SC DOT is going to require us to obtain an encroachment permit. They also want us to acquire all necessary right-of-way in the name of ‘The City of Greenwood’, and then deed it to the DOT. To obtain that right-of-way, we need the right-of-ways shown on the plans, which is going to require some 35 parcels of property to be surveyed.

There is not an established center line on Cokesbury, so we need to establish it. We will use the right-of-way as presently recorded, establish it, and then show on each individual parcel exactly where the new right-of-way line will be. The cost of doing that is \$7,500, and my recommendation tonight is that you authorize us to sign an agreement with Davis & Floyd for \$50,850.”

MAYOR NICHOLSON

“Okay. Do I have a motion?”

STEVEN BROWN

“I know that sounds expensive, but when we get through, that’s going to be about 10% of the total costs.”

NIKI HUTTO

“So the cost of \$50,850 is part of the initial budget of the total cost? Is it in that project?”

STEVEN BROWN

“The only cost that we never discussed was that \$7,500.”

NIKI HUTTO

"Because we didn't know that we didn't have a center line?"

STEVEN BROWN

"Well, we had a meeting last Friday with all the engineers from David & Floyd, DOT engineers, Larry Smith (our engineer), and our Public Works staff. The way to do it right is to have it recorded. It will be something that they can establish and will be set from this point forward."

MAYOR NICHOLSON

"Okay. Do I have a motion?"

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

Motion passed unanimously.

"Is there anything else to come before Council?"

STEVEN BROWN

"We have some information about your retreat which is Friday evening. Those of you who are going to attend the Chamber of Commerce meeting, don't forget about it."

MAYOR NICHOLSON

"And by having the retreat this weekend, we will not have a work session in February."

NIKI HUTTO

"No?"

MAYOR NICHOLSON

"Unless you want one?"

STEVEN BROWN

"It would be next Monday."

NIKI HUTTO

"Oh, what the heck. Why not?"

MAYOR NICHOLSON

"No. We won't have one. Okay. Do I have a motion that we adjourn?"

Motion was made by Linda Edwards.

"Thank you all, and have a good evening."

Meeting adjourned at 6:00 p.m.

ATTEST:

City Clerk and Treasurer