



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, February 8, 2021 - 5:30 p.m.

Greenville City Hall - Closed to the Public

Virtual Meeting Viewing: <https://www.greenvillesc.gov/meeting>

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION** (Suspended)

3. **PLEDGE OF ALLEGIANCE** (Suspended)

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe

5. **APPROVAL OF THE MINUTES**

January 25, 2021; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

a. Dr. Marcus Blackstone, Bon Secours St. Francis Health System

Dr. Blackstone provided an update on the current conditions of COVID in the area and stated the good news is they are beginning to see a decrease in numbers. Dr. Blackstone stated he anticipates COVID to continue into next year. Dr. Blackstone advised he believes Greenville is receiving its fair share of vaccines and the Governor's Office is looking to increase the allocation of vaccines. Dr. Blackstone encouraged everyone to continue with masking, social distancing, and hand washing.

Councilmember Flemming asked for assistance in the African American community with reaching individuals who have not had access and have been affected by COVID.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

John Moore, 111 Grove Road, spoke in support of funding to improve pickleball courts at Gower Park and to create additional courts. Mr. Moore referred to pickleball as the fastest growing sport in America and noted it is becoming increasingly popular in Greenville.

Ann O'Brien, 33 Terraine Drive, Greenville, spoke in support of funding to improve pickleball courts at Gower Park. Ms. O'Brien commented on the possibility of tournaments in the City that could assist with economic growth.

John Nichols, 20 Station Court, spoke in support of funding to improve pickleball courts at Gower Park and commented on the sport's growth in Greenville and the need for more pickleball courts, including indoor courts.

City Manager John McDonough stated staff is aware of the interest in pickleball and is looking at sites for additional courts. Councilmember Dowe asked that they seek the perspective of the area schools who use the courts for tennis. Councilmember DeWorken offered his assistance in support of the sport. Councilmember Flemming asked staff to contact the County to determine any interest they have received and to join efforts.

Dr. Gary Harbour, 23 Hardy Ridge Way, Travelers Rest, spoke as a board member of Climate Reality Upstate Chapter in support of Item 15b. Dr. Harbour encouraged Council to adopt a sustainable energy action plan and requested this item be addressed during Council's Retreat.

Tina Harris, Director of Greenville County Community Outreach and with the Greenville Homeless Alliance, spoke in support of Item 15b and requested some clarity in the plan regarding housing for the homeless population. Ms. Harris stated she is excited for the City's growth but is concerned with the needs of the homeless and their voices being heard.

Councilmember Flemming responded she and other Councilmembers have been working with the Greenville Homeless Alliance to make certain the homeless population does not become disenfranchised. Councilmember Flemming stated she hopes Ms. Harris can be included in the conversation regarding future planning.

Councilmember Stall stated he is a member of the Greenville Homeless Alliance and showed appreciation for Ms. Harris' comments. Councilmember Stall also stated the GVL2040 Plan includes the tenets of compassion for others and affordable housing.

John Boyanowski, 11 Toy Street, spoke in support of Item 15b.

- 8. **PRESENTATION**
None
- 9. **PUBLIC HEARING**
None
- 10. **APPOINTMENTS – Boards and Commissions**
None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

- 11. **UNFINISHED BUSINESS – (Ordinances – Second and Final Reading**
None

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to enter into a Development Agreement between the city of Greenville and West End Stadium, LLC for the design and construction of public improvements on Field Street adjacent to Fluor Field and to appropriate \$2,550,000 for the Project and to approve a Third Amendment to the Stadium Development Lease Agreement
(Presented by Assistant City Manager Shannon Lavrin)

Councilmember Brasington moved, seconded by Councilmember DeWorken, to approve second and final reading.

Councilmember Flemming stated she is happy with the engagement with the neighbors surrounding the project and wants to make certain the City observes the traffic around the area. Mayor White advised the funds created by the Greenville Drive Baseball Stadium and the project will be going back into that neighborhood.

After discussion, the motion carried unanimously.

- b. Ordinance to convey surplus City property located on Oscar, Nassau, Meadow, West Washington, and South Hudson Streets in the vicinity of Unity Park to the Greenville Housing Fund, LLC for purposes of affordable housing
(Presented by Deputy Manager Eden Freeman)

Councilmember Gibson moved, seconded by Councilmember Stall, to approve second and final reading.

Greenville Housing Fund Director Bryan Brown expressed thanks for Council's confidence in the Housing Fund to bring unity and affordable housing to the area. Mr. Brown provided a summary of housing development and units that will be located in each site. Mr. Brown stated the project will be using federal and state tax credits on the senior housing project in addition to local investment and traditional debt.

Mayor White stated the City wanted to begin with affordable housing for seniors because it is the best opportunity for those who have lived in the area a long time to stay in the area.

Councilmember Gibson stated he previously had concerns over Site Three because of its historical importance to the Southernside Community, but he wanted to commend

all parties involved in working out a solution for the project. Councilmember Gibson added he is excited about the path ahead for affordable housing in the area.

After discussion, the motion carried 6-0, with Councilmember Flemming abstaining. *(See attached statement.)*

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Fourth Supplemental Ordinance providing for the issuance and sale of a not exceeding \$3,400,000 City of Greenville, South Carolina Hospitality Tax Revenue Refunding Bond, Series 2021, and other matters relating thereto
(Presented by Office of Management and Budget Director Matt Efird)

Councilmember Stall moved, seconded by Councilmember Dowe, to approve first reading.

Office of Management and Budget Director Matt Efird explained the purpose of the Ordinance and advised it will allow the City maintain the same maturity while generating a savings of approximately \$1.2 million over the remaining life of the bond.

After discussion, the motion carried 6-0 with Mayor White abstaining. *(See attached statement.)*

- b. Ordinance to adopt the GVL2040 Comprehensive Plan in accordance with Section 6-29-530 of the South Carolina Local Government Comprehensive Enabling Act of 1994 (Z-1-2021)
(Presented by Planning Administrator Courtney Powell)

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading.

Planning Administrator Courtney Powell presented a review of the GVL2040 Comprehensive Plan and recognized the efforts of everyone involved in the process. Councilmember Stall credited the Steering Committee with its work on the Plan and stated he will have comments to submit regarding the implementation phase and affordable housing prior to the second and final reading. Councilmember DeWorken expressed thanks to the Steering Committee, Council, and Staff and stated the Plan's inclusion of the tenets and economic development is very important.

Councilmember Dowe challenged Economic and Community Development Director Merle Johnson to incentivize economic development for companies who move into the City to encourage their workforce to become residents of the City and for a diverse workforce for our whole community.

Councilmember Dowe challenged Planning and Development Director Jay Graham to reconcile the percentage of land use. Mr. Graham responded the Plan anticipates strong vertical growth and advised the framers of the Plan believe 35% percent of 1,900 acres is an attainable goal. Councilmember Dowe asked if the Wade Hampton

Master Plan was included in the Plan review, and Mr. Graham responded it was included and that it will be included in the master plan list.

Councilmember Dowe raised questions about improving the traffic ratings and asked if Council has the ability to say no and to require improvements. Engineering Services Manager Dwayne Cooper responded Council can say no and referred to the County Square project as an example requiring improvements. Councilmember Dowe stated the grading system impacts the quality of the people who live and work here and Council has to show leadership to not accept a lower rating.

Councilmember Dowe referred to the Plan and its impact on the budget and stated it spells out the marching orders explicitly. Councilmember Dowe also referred to the upcoming Council Retreat and stated she looks forward to working on it with everyone.

Mayor White stated the Plan reaffirms the concepts in the Wade Hampton Plan and said zoning decisions are often made because of traffic concerns. Mayor White added short cut roads like Parallel Parkway, rather than wider roads, can be a solution to some of the problems.

Councilmember Brasington recognized community engagement in creating the Plan and recommended providing a meaningful report in six to twelve months to the public on how the Plan is being implemented. Councilmember Brasington stated the Plan is a reaffirmation of Council's priorities and recommended continuing to invest in quality planning.

After discussion, the motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to accept the donation of a sculpture honoring Josh White
(Presented by Cultural Arts Manager Tracy Ramseur)

Councilmember Flemming moved, seconded by Councilmember Stall, to approve first and final reading. The motion carried unanimously.

Councilmember Flemming thanked the Committee for its work on this item, stated she was very excited about the sculpture, and advised she learned a great deal about Mr. White during this process.

- b. Resolution to provide \$379,513 in funding from the State Accommodations Tax Fund for Round Two of FY2020-21 Funding
(Presented by Office of Management and Budget Director Matt Efird)

Councilmember Gibson moved, seconded by Councilmember DeWorken, to approve first and final reading. The motion carried unanimously.

- c. Resolution to consent to the establishment of a Multi-County Business Park designation for property within the city limits and located at 200 East Camperdown

Way, Greenville, South Carolina, for the benefit of United Community Bank (Tax Map Number 0069000300100)
(Presented by Economic and Community Development Director Merle Johnson)

Councilmember Stall moved, seconded by Councilmember DeWorken, to approve first and final reading.

Mr. Johnson reviewed the highlights of the project including the financial investment, jobs created, and anticipated community involvement. Mr. Johnson stated the National Association of Minority Mortgage Bankers of America has partnered with United Community Bank providing for focused training on new hires and leadership training focused on business development for minority brokers.

Councilmember Dowe commented on the project's massing and referred to the item not coming before Council. Councilmember Dowe challenged staff to consider the potential view of the project from the Swamp Rabbit Trail. Councilmember DeWorken asked if United has a sustainability program, and Mr. Johnson responded affirmatively.

Mayor White recognized CEO and President of United Community Bank Lynn Harton and thank him for his leadership in bringing the bank's headquarters to Greenville.

After discussion, the motion carried unanimously.

17. NEW BUSINESS – (Emergency Ordinances – Final Reading)

- a. Emergency Ordinance requiring individuals to wear face coverings in certain circumstances, and matters related thereto
(Presented by City Attorney Mike Pitts)

Councilmember Flemming moved, seconded by Councilmember Stall, to approve first and final reading. The motion carried unanimously.

Mayor White recognized Mr. Brown who announced that some community leaders led an effort to raise funds for Genesis Homes to build an affordable home on Spartanburg Street in honor of former City of Greenville Interim Community and Economic Development Director Ginny Stroud.

18. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Parks and Recreation Department - Hosted a tree giveaway at Cleveland Park Stables and gave away 200 saplings. Also, a GVL2040 time capsule was buried at the Cleveland Park Stables.
- b. Greenville Zoo - Groundbreaking held for the new leopard management building. Construction of a new pathway and platform for the giraffes will start in the Spring. Bubba, the tortoise who is in his 60's and had been ill, is doing better.

- c. GreenLink - A free fare day, sponsored by Proterra, was held February 4 to commemorate Rosa Parks' birthday. Representatives of GreenLink and Victims Advocates rode with Greenville Police Department officers on several routes to ask about rider safety and get feedback on any other crime concerns.
- d. United Community Bank - Completed the Ice on Main Ice Skating season with almost 15,000 tickets sold.
- e. Fire Department - Recognition of several employees who have been promoted on the Command Staff include: Asst. Chief James Smith, Battalion Chief Chris Chipman, and Chief of Training Brian Austin.
- f. Unity Park - Harper Construction is renovating an area in front of the warehouses. River work continues with ongoing excavation, benching, and installation of large boulders for stabilization. Groundwork has begun for the playground and spray area.
- g. S. Main Street - New parking lot with 50 spaces is being constructed.
- h. Purchasing Division - Hosting a Virtual Vendor Fair on February 23 at 6:00 p.m. for Minority/Women Business and local businesses.

Councilmember Stall stated he is receiving great comments on the Week-in-Review videos being created by the Communications Department.

- 19. ADJOURN.** There being no further business, the meeting adjourned at 7:05 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON FEBRUARY 5, 2021.



STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Mayor, or Presiding Officer of Greenville City Council

FROM: Councilmember Lillian Flemming

Pursuant to the Code of Ordinances of the City of Greenville, Section 2-266, "I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability and Campaign Reform Act of 1991:"

A. The matter requiring action or decision is as follows:

FORMAL AGENDA

Agenda Item No. 14b

Ordinance to convey surplus City property located on Oscar, Nassau, Meadow, West Washington, and South Hudson Streets in the vicinity of Unity Park to the Greenville Housing Fund, LLC for purposes of affordable housing

B. The nature of my potential conflict is as follows:

- I have an economic interest which will be affected by the action.
- A member of my immediate family has an economic interest which will be directly affected.
- An individual with whom I am associated has an economic interest which will be affected.
- A business (either for profit or not for profit) with whom I am associated has an economic interest which may be affected directly or indirectly.
- A member of my immediate family, or by marriage relationships, is recommended for appointment to a municipal Board or Commission creating a conflict.

C. As a result of my potential conflict:

- I hereby withdraw/abstain/recuse from any votes, deliberations or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.
- I hereby left the meeting during the vote, deliberation or other action on this matter and request that my absence and the grounds therefore be noted in the minutes.

Date: February 8, 2021

Signature:

Lillian Brock Flemming

Print Name:

Lillian Brock Flemming

Accepted:

[Signature]

Mayor

The City Clerk attests the above action has been noted and is reflected in the Minutes.

Carville B. Pitman

City Clerk



STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Mayor, or Presiding Officer of Greenville City Council

FROM: Mayor Knox White

Pursuant to the Code of Ordinances of the City of Greenville, Section 2-266, "I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability and Campaign Reform Act of 1991:"

A. The matter requiring action or decision is as follows:

FORMAL AGENDA

Agenda Item No. 15a

Fourth Supplemental Ordinance providing for the issuance and sale of a not exceeding \$3,400,000 City of Greenville, South Carolina Hospitality Tax Revenue Refunding Bond, Series 2021, and other matters relating thereto

B. The nature of my potential conflict is as follows:

- I have an economic interest which will be affected by the action.
- A member of my immediate family has an economic interest which will be directly affected.
- An individual with whom I am associated has an economic interest which will be affected.
- A business (either for profit or not for profit) with whom I am associated has an economic interest which may be affected directly or indirectly.
- A member of my immediate family, or by marriage relationships, is recommended for appointment to a municipal Board or Commission creating a conflict.

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- I hereby withdraw/abstain/recuse from any votes, deliberations or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.
- I hereby left the meeting during the vote, deliberation or other action on this matter and request that my absence and the grounds therefore be noted in the minutes.

Date: February 8, 2021

Signature: _____

Print Name: _____

Knox White

Accepted: _____

Mayor

The City Clerk attests the above action has been noted and is reflected in the Minutes.

Camille G. Petras
City Clerk