



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, August 9, 2021 - 5:30 p.m.

1. CALL TO ORDER

Mayor Knox H. White

Mayor White referred to a press release issued today requiring individuals in city facilities and attending municipal meetings to wear masks again in light of a recent increase in COVID. Mayor White thanked everyone for social distancing and wearing masks this evening.

2. INVOCATION

Councilmember Lillian Flemming

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

5. APPROVAL OF THE MINUTES

Councilmember Dowe referred to a scrivener's era and requested a change on page 6 replacing the word "or" with "to" stating ". . . the plan as it is was not recommended for approval by the Planning Department to the Planning Commission . . ." There was no opposition to the request.

July 12, 2021; Approved as amended.

6. COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL

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

Dr. Blackstone provided a COVID summary update and referred to increases in COVID and ICU patients. Dr. Blackstone stated out of the population admitted to the hospital, 85% percent are not vaccinated, 10% percent are not fully vaccinated having received only one of two shots, and 5% percent are fully vaccinated. Dr. Blackstone commented on the policy currently in place at the hospital and encouraged individuals to get vaccinated.

Councilmember Dowe asked when a full approval is expected from the FDA and what the eligibility timeline is for children age 11 and under. Dr. Blackstone responded they anticipate full FDA approval by the end of September, and he does not know about a current timeline for vaccinating children.

7. CITIZENS WISHING TO ADDRESS COUNCIL

Jeffrey Callahan, 3 Conway Drive, spoke in opposition of the Wings Across the City statues stating Council has been put on notice and will be held accountable and that citizens have been awoken to what the elected officials are doing when citizens are not paying attention.

Dr. Carolyn Watson, 3 Longview Terrace, spoke in opposition of the Wings Across the City statues commenting on the style of art suggested and expressed by the artist. Dr. Watson stated she would not recommend the statues for purchase or for taxpayer subsidy.

Dakota Fitzgerald, Country Club Crossing, Greer, SC, spoke regarding human trafficking and encouraged Council to continue their education on the matter and to consider the impact.

Elizabeth Wright, 411 Hampton Avenue, spoke in support of masks in schools and encouraged Council to follow the city of Columbia by issuing a state of emergency and mask ordinance.

Councilmember Flemming stated under current state legislation, the City cannot mandate the wearing of masks except in its own facilities. Councilmember Flemming encouraged the public to continue to reach out to its state legislators and the Governor's Office.

Charlotte Derbas, 204 Brookside Way, spoke regarding the lack of protection of children as they return to school and encouraged Council to find a way to protect the young children in the community.

Ethan Carpenter, 219 Clarity Court, Greer, SC, spoke regarding the Wings Across the City statues serving as an iconic symbol of the black death, referring to the plague mask. Mr. Carpenter commented on the strange timing of the statues in the midst of COVID and requested Council deliberate over the immediate removal and relocation of the statues.

Susana Saravia, 613 Phillips Road, Greer, SC, spoke regarding attempts to encourage the public to be vaccinated and wear masks. Ms. Saravia referred to the information as lies and stated whether you are vaccinated or not, you still carry the virus. Mayor White asked Ms. Saravia to cease further comments and remove herself.

Evelyn MacLeod. Due to an inability to comply with Mayor White's request to cease unwarranted comments, Ms. MacLeod was escorted from the meeting.

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.

Councilmember Dowe moved, seconded by Councilmember Stall, to approve second and final reading of agenda items 11a of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to rezone approximately 5.1 acres of real property located at 330 Pelham Road from RM-2, Single-family and multifamily residential district, to OD, Office and Institutional District (Tax Map Number 0279000200600, 0279000200611, 0279000200612, and 0279000200613) (Z-9-2021)
(Presented by Planning and Development Services Director Jay Graham)

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)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to amend Section 19-1.11, Definitions, and Section 19-6.1, Off-street parking and loading, of the Code of Ordinances of the City of Greenville to define the term “adaptive reuse,” recreate eligibility criteria for adaptive reuse projects, and to reduce minimum parking requirements for eligible adaptive reuse projects (Z-28-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Planning Administrator Courtney Powell provided a summary of the proposed amendment. Councilmember Dowe asked for examples of its use. Ms. Powell provided some existing properties on Laurens Road and a current property on Antrim Drive. Ms. Powell stated the measure is a temporary measure and that the shared parking agreement will be helpful with utilizing parking correctly.

Regarding affordable housing, Councilmember Flemming asked if staff is working on more flexibility for affordable housing. Ms. Powell responded they are working with the Greenville Housing Fund to determine those rights and incorporate them in the land management ordinance review and update.

After discussion, the motion carried unanimously.

- b. Ordinance to amend Section 19-2.2.4, Neighborhood meetings, and Section 19-2.2.7, Preparation of staff report, of the Code of Ordinances of the City of Greenville to update the neighborhood meeting standards and requirements for public hearing applications (Z-29-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Councilmember Dowe moved, seconded by Councilmember Gibson to amend the reference of 500 feet to 1,000 feet regarding neighborhood meeting procedures. Councilmember Flemming stated she agrees, however, she has always considered 750 feet as a recommendation. Councilmember Dowe responded she was informed by staff that it is not a burden to staff to produce a list of 1,000 feet versus 500 feet. Ms. Powell stated the amendment would be for the developer led neighborhood meeting and not the public notice requirement. Councilmember Dowe requested the public notice requirement also be reviewed. Councilmember Brasington agreed with the recommendation and stated he believes both should be consistent.

After discussion, the motion to amend carried unanimously.

Councilmember Dowe moved, seconded by Councilmember Gibson, to amend five business days to ten regular calendar days regarding meeting notification. Ms. Powell stated the amendment expounds upon the requirements of the current ordinance and that everything else is strongly encouraged. Councilmember Flemming recommended using ten business days instead due engaging community involvement.

Councilmember DeWorken referred to complaints from the small business community and recommended using seven business days initially. Councilmember Dowe responded that she preferred to leave the motion at ten calendar days and referred to the amendment being temporary in nature while the land management ordinance is being reviewed and updated.

After discussion, the motion to amend carried unanimously.

Councilmember Dowe referred to staff reports and stated there are instances where no approval or denial is provided. Councilmember Dowe asked if Council is still okay with that latitude. Assistant City Manager Shannon Lavrin responded staff will need to review the matter further and report back to Council at second and final reading.

After discussion, the original motion, as twice amended, carried unanimously.

- c. Ordinance to appropriate \$3,000,000 in funding in the Miscellaneous Grant Fund for affordable housing support
(Presented by Office of Management and Budget Director Matt Efird)

Councilmember Stall moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

- d. Ordinance to enter into a Second Amendment to the Development Agreement between the city of Greenville, Grand Bohemian Greenville, LLC, and the Kessler Enterprise, Inc. for certain enhancements to the civic improvements adjacent to the Grand Bohemian Hotel, to provide for the usage of same, and to appropriate an additional \$163,000 for the project
(Presented by City Attorney Mike Pitts)

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

City Attorney Mike Pitts provided a summary of the requests in the proposed Ordinance. Councilmember Stall asked how much has already been given to the project, and Mr. Pitts responded the total amount is \$3.6 million and some change. Councilmember Flemming asked if Council will receive information on the public spaces and how they will impact the community, and Mr. Pitts responded affirmatively.

After discussion, the motion carried unanimously.

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

- a. Resolution to accept a storm drainage easement from Salvation Army at the Kroc Center of Greenville
(Presented by Interim Engineering Services Manager Clint Link)

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

Councilmember Flemming asked if the easement will help to reduce flooding on the fields and puddles on the highway. Interim Engineering Services Manager Clint Link responded the easement primarily addresses the drainage base and upstream of the Kroc Center, however, it should alleviate some of her concerns.

The motion carried unanimously.

- b. Resolution to certify 19 Blair Street as an Abandoned Building site (Tax Map Number 0197000300101)
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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

- c. Resolution to document the required governing body review of the city of Greenville's submission of a grant application to the Bureau of Justice Assistance
(Presented by Strategic Planning and Analysis Director, Dr. Lee Hunt)

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

- d. Resolution to authorize the City Manager to award a contract for the construction of pedestrian bridges along the Prisma Health Swamp Rabbit Trail, resulting from proposals received from Greenville County RFP #21084
(Presented by Parks, Recreation and Tourism Director Angie Prosser)

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

Councilmember Stall raised concern with the term “awarding a contract” and moved, seconded by Councilmember Flemming, to amend the Resolution to authorize the City Manager to engage in negotiations and reaffirm the appropriateness invoking the procurement policy section referenced. The motion carried unanimously.

Councilmember Brasington asked if the final contract would come back before Council for a vote, and City Manager John McDonough responded that it would. Councilmember Gibson stated this will allow the City to continue with negotiations and to obtain more information and that he is supportive of it. Councilmember Brasington complimented staff on the information provided for Council’s review and for carrying out Council’s directive. Councilmember Gibson shared his appreciation as well but shared his concerns regarding the use of the pedestrian bridges.

Councilmember Dowe asked if the action allows for the City to negotiate the contract versus the County who issued the bid package. Mr. McDonough responded it does and stated the next phase for the City will be the active management of the construction of the bridges, not the trails. Councilmember Dowe asked if the intention is for the timeline of the trails and the timeline of the bridges to meet by December 2022. Parks, Recreation and Tourism Director Angie Prosser responded that it is. Mr. McDonough advised the City has a letter of commitment setting forth the duties and responsibilities of both parties. Councilmember Dowe asked if it is a fair statement that the City is buttoned up on this, and Ms. Prosser responded that it is.

Councilmember Brasington requested a timeline containing all the critical path milestones between now and December 2022. Mr. McDonough responded the City will have it available moving forward. Mayor White stated a project kickoff would be a good idea and that individuals need to know the City is committed to this project. Councilmember Stall requested affirmation that the definition of the bridges includes the bridges, entrances, exits, and pilings, and Ms. Prosser responded that it does.

After discussion, the motion, as amended, carried unanimously.

17. STAFF REPORTS

- a. Fire Services Update

Chief Stephen Kovalcik and Chief Brian Horton provided an overview of the Fire Department post COVID including Department structure and overview, stations and service region, 2021 accomplishments, current projects and initiatives, and 2022 priorities.

Mayor White thanked Chief Kovalcik for his tenure at the city of Greenville. A presentation was shared recognizing Chief Kovalcik's leadership as Greenville Fire Chief over the past ten years and a total of 41 years in the fire service. Mr. McDonough invited everyone to participate in a reception following the meeting.

b. Business License Ordinance

Mayor White requested the report be postponed to a future date.

18. ADJOURN. There being no further business, the meeting adjourned at 7:13 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON AUGUST 6, 2021.