

**City Council of the City of Greenville  
City Council Retreat**

**Monday, February 10, 2022  
8:30 p.m.**

**Meeting Location:  
Huguenot Mill at the Peace Center, 101 W. Broad Street**

**MINUTES**

CITY COUNCIL: Mayor Knox White; Councilmember John M. DeWorken, Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington; Councilmember Russell H. Stall; and Councilmember Dorothy H. Dowe

CITY STAFF: City Manager John F. McDonough; Interim City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

Mayor White welcomed staff and public attendees to the retreat. City Manager John McDonough provided an overview of the agenda for the day and referred to the City Council priorities. Mr. McDonough introduced a video presentation recognizing the City's achievements over the past year and thanked municipal staff for their work and efforts.

**Financial Outlook and Project Opportunities**

Office of Management and Budget Director Matt Efird provided presentations, as included in Council's agenda packet, focusing on the following: (1) fund balance policy and Council dividend, (2) financial forecast, (3) Infrastructure Investment and Jobs Act funding strategy, and (4) capital investment priorities.

*(1) Fund balance policy and Council dividend.* Mr. Efird reviewed in general the importance of the fund balance policy, best practices and bond ratings, proposed policy, example calculation, and higher level funds.

Mr. Efird recommended a proposed policy maintaining the 20% percent reserve fund balance and beginning June 30, 2022, taking the amount above the 20% percent and dividing it with 80% percent transferred to Capital Projects Fund as Capital Project Reserve and 20% percent allocated for Council dividend, splitting the amount evenly between Council for use in their specific district or any city-wide project for at-large Council members, up to a maximum annual allocation of \$250,000 per Council member. Mr. Efird suggested that Council District Funds unspent after three fiscal years be returned to the Capital Project Reserve.

Councilmember DeWorken spoke of the process being potentially laborious. Councilmember Dowe stated she envisioned the funds going to the districts and not the at-large seats for use within the districts. Councilmember Brasington recommended that the term "unspent" be amended to "unassigned" so that any funds unassigned after three years would return to the Capital Project Reserve. Mr. Efird stated that the details would come to Council at a work session for further discussion.

Mr. Efird provided a calculation example using the FY2021 unassigned fund balance and discussed the pros and cons utilizing the proposed policy. Mr. Efird also provided a historical review of the past seven years using the proposed policy. Mr. Efird stated if Council supports

the policy, a Resolution will be provided for approval, relevant policies will be modified, and at the close of FY2022, appropriation ordinances will be provided to Council to set up additional CIP reserves and Council dividend accounts.

Councilmember Brasington and Councilmember Gibson left the meeting.

2. *Financial Forecast.* Mr. Efirid referred to the FY23-FY27 Financial Forecast and Capital Planning Model and provided comments regarding the major funds including General Fund, Hospitality Tax (HTAX), Local Accommodations Tax (ATAX), and Parking. Mr. Efirid provided an overview regarding revenues and expenses for each fund and commented on future risks including inflation, market bubbles, potential state property tax reform, adjustments to PEBA contributions, and a moderate increase in debt affecting the financial forecast and CIP plans.

Councilmember Brasington returned to the meeting.

3. *Infrastructure Investment and Jobs Act Funding Strategy.* Mr. Efirid referred to the IIJA Act signed into law on November 15, 2021, and focused the discussion on transportation funding category for this meeting. Mayor White recommended inviting the City's federal lobbyists to Greenville to meet with City Council and staff to discuss potential funding opportunities.

Mr. Efirid provided information from the IIJA/BIL Guidebook and commented on the objective of being competitive in pursuing funding opportunities and developing project alignment and leveraging relationship to obtain the funds. Mr. Efirid focused the discussions on roads, bridges, major projects, safety, and project alignment. Councilmember Brasington asked about a timeline for the grants, and Mr. Efirid responded many of them are still in the works and staff is working to stay informed on them.

4. *Capital Investment Priorities.* Mr. Efirid recognized Public Works Director Clint Link who provided an overview presentation of priority projects including Academy/Downtown Bypass, Augusta Street Streetscape and Augusta Utility Undergrounding. Mayor White recommended meeting with Duke Energy representatives to further discuss Augusta Street undergrounding.

Councilmember Gibson returned to the meeting.

Mr. Efirid provided information on potential City Hall renovations and relocation and estimated the cost at \$25 million. Mayor White stated there has been more community interest expressed recently in assisting the City with relocation and facility opportunities.

Parks, Recreation and Tourism Director Angie Prosser presented information on new recreation centers. Mayor White recommended traveling to other cities to view new state of the art centers. Ms. Prosser referred to a tour to Spartanburg last week with Representative Chandra Dillard and Councilmember Gibson. Council members discussed in general the needs and interests with improving recreation facilities.

Mr. Link continued discussions reviewing additional priority projects including Congaree/Woodruff Bypass, Downtown Intersection Upgrades, and Hilly Street Bridge.

City Council recessed for a 15 minute break.

Interim Fire Chief Brian Horton provided information on developing a new central fire station to replace Station 5 (Pleasantburg) on Tower Drive at the Downtown Airport. Chief Horton commented on upgrade needs at Stone Avenue, Mauldin Road and Fairforest Way. Council requested an update from earlier reports and a map providing for all stations and coverage area.

Mr. Efirm discussed renovations of city owned 813 Hampton Avenue which is proposed to serve as the Community Development Division office and the Southernside Neighborhood Center.

Councilmember DeWorken shared his concern for the Stone Lake Dam and encouraged moving forward with improvements. Councilmember Gibson shared comments regarding the Greenline-Spartanburg area. Mayor White recommended considering a potential TIFF for that neighborhood.

Ms. Prosser provided information on the Unity Park Honor Tower including estimated costs of \$10.8 million and the need for maintenance, staffing and inspections of the tower. Mr. Efirm advised that an appropriation will need to be approved for the additional maintenance of the tower and for a maintenance building on the property. Mr. McDonough stated staff feels pretty good with the estimated cost and that approximately \$700,000 has been spent thus far collecting the information. Council questioned if there is a plaza included, and Mayor White responded there is a private donation for the plaza. Mayor White referred to potential funding resources to assist with the expense including sale of property on Mayberry Street, private donations, and hospitality funds.

Ms. Prosser also provided information on the Laurens Street/Swamp Rabbit Trail connection and the potential of adding spurs to the Trail. Mr. Efirm stated that a portion of the project could be funded with hospitality funds.

Councilmember Brasington referred to the importance of the spur connection to Legacy Park. Mr. McDonough requested a response as to priorities, and Council shared their opinions. Councilmember Brasington shared his concern with people crossing over Laurens Road and recommended reviewing the top three or four priorities. Councilmember Gibson recommended prioritizing the areas that have been overlooked or neglected.

Mr. Link continued discussions reviewing additional priority projects including Laurens Road utility undergrounding, Queen Street bridge replacement, Salters Road/Mall Connector Road, Swamp Rabbit Trail / Verdae Underpass, and Wade Hampton Superstreet.

Council members commented on their concerns with the Verdae Underpass and discussed options. Mayor White recommended meeting with the city of Mauldin to confirm their commitment moving forward with connecting.

Ms. Prosser continued discussions regarding Greenville Zoo improvements, Councilmember Brasington recommended finding the money to purchase automatic generators to care for the animals during inclement weather.

In summary, Mr. Efirm stated staff will get back to Council next week with a priorities exercise.

Mr. McDonough reviewed the agenda schedule and recommended working through the lunch hour.

Council recessed for a 15 minute lunch break.

Councilmember Stall requested consideration be given to adding the following items to the project list: South Pleasantburg Drive, sustainability and energy saving opportunities, concentrating on the Nodes in the Comp Plan and infrastructure, area surrounding McAlister Square, and land banking to protect public space.

### **Neighborhood Infrastructure Bond (NIB) Project Recommendations**

Mr. Efird introduced a presentation, as provided Council's agenda packet, involving the Neighborhood Infrastructure Bond which included discussions on covered roads, streets and bridges, traffic management projects, and sidewalk projects. Mr. Link provided information as provided in the presentation which included priorities for street resurfacing, medians, street restriping, and individual street improvements and replacements. Mr. Link also provided information involving traffic counts, monitoring, and signalization. Mr. McDonough acknowledged a proposed ITS Master plan similar to one observed in Sandy Springs, Georgia, and explained its purpose in providing smart infrastructure.

Ms. Prosser provided information on Parks and Community Center proposed projects with recommendations for improvements as provided in the presentation.

In summary, Mr. Efird advised that the proposed projects are estimated at \$36,000,000 in bonds and that they will be issued in two tranches (FY22 and FY24). Mr. Efird also advised that available capacity is \$28,960,000. Mr. Efird stated if the West Greenville Community Center improvements is removed from the list, then all the other projects can be addressed.

Council commented on the proposal in general. Mayor White stated it is about neighborhoods and that the neighborhood corridors should be enhanced including the façade improvements and utility undergrounding. Mr. Efird accepted Council's comments and advised that staff will return at a later date with updated information.

Council recessed for a 5 minute break.

### **Greenville Development Code / Whiteboard Exercise**

Assistant City Manager Shannon Lavrin introduced Thomas Eddington and Larry Weston with czb, LLC who provide a presentation, as included in Council's agenda packet, updating Council on work taking place with the Greenville Development Code.

Councilmember Gibson left meeting.

Mr. Eddington presented a timeline and framework of the project and stated they want to make sure it is graphically based and that it addresses each of the districts. Mr. Eddington commented on the areas to include in the Code including form, use, site, and frontage and stated the Code will be more specific and consolidated. Mr. Eddington also commented on the tools being used as incentives to encourage development to meet goals of affordable housing, open space, and transportation while ensuring good urban design. Mr. Eddington stated they will be back in a few weeks and will be looking in depth at the five area development study areas which include Greater Sullivan Neighborhood, South Augusta: City's Edge, McAlister Square District, North Laurens Road Corridor, and Stone Avenue/North Main Street and Rutherford Road/Buncombe Street District.

Mr. Eddington and Mr. Weston presented scenarios and received questions and input from Council. Suggestions provided by Council included creating more predictability with the process, a toolbox for notes and synthetic TIFs, better names for nodes, and better technology for modeling (threshold). Mr. Weston commented on receiving public input and feedback as part of the code development. Mr. Weston discussed concerns with determining future development decisions involving use of the code versus decisions made by boards and commissions. Mr. Eddington advised they will be working with three different community groups including the neighborhoods to determine the sticky points in the proposed code.

Councilmember Gibson returned to meeting at 2:48 p.m.

Council recessed for a 15 minute break.

### **Affordable Housing Update**

Greenville Housing Fund President and CEO Bryan Brown provided a presentation, as included in Council's agenda packet, regarding GHF's priority updates from 2021. Mr. Brown advised that GHF is now a 501(c)(3) and shared achievements and highlights from 2021 including the deployment of \$1,541,935 on land banking and \$5,093,000 on affordable and workforce housing, which includes 902 total units. Mr. Brown provided GHF key highlights and priorities moving forward. Mr. Brown also provided a virtual tour of current GHF developments including property location and designs, consisting of approximately 800 new affordable housing units.

### **Adjourned**

Meeting Adjourned at 4:05 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on February 10, 2022.