



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, June 13, 2022 - 5:30 p.m.

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1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Lillian B. 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, Russell Stall, and Dorothy Dowe

5. **APPROVAL OF THE MINUTES**

May 23, 2022

Councilmember Dowe requested the Minutes be amended on page 5, paragraph 5 as follows: "Councilmember Gibson asked how the amendment will affect maintenance or anything else related to those project areas. Councilmember Dowe responded the amendment is offered for the Tower project itself and expressed concern if anything happens to increase the public funding need beyond the proposed amount of \$5.5 million. Councilmember Dowe stated specific concerns to include: overall price tag of Tower increases beyond \$11 million; private fundraising objective of \$5.5 million is not met; proposed surplus from Unity Park Phase I of \$1 million is not available. Councilmember Dowe said the objective of the amendment is that Council be asked for approval if any of these situations occur."

Mayor White requested corrections to the following as located on page 6. "Mayor White advised that the property value along Mayberry Street has increased over the past 10 years from \$1 million to \$21.2 million and that the money may be used to reinvest in West Greenville."

With no objection, the Minutes, as amended, were approved.

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

None

With no objections, Mayor White requested Presentations be provided next on the Agenda.

7. **PRESENTATION**

a. McClaren Medical Clinic

Resolution approving assignment from Lighthouse Greenville, LLC to the Urban League of the Upstate of the Ground Lease Agreement for the City-owned parcel upon which the McClaren Medical Shelter is located (Tax Map Number 0071000100700)  
*(Presented by Assistant City Manager Shannon Lavin)*

Assistant City Manager Shannon Lavrin introduced the proposed Resolution and welcomed the grandsons of Dr. E.E. McClaren's, Dr. William Jones and Mr. Edward Jones, in attendance. Ms. Lavrin provided information involving the preservation efforts of the McClaren Medical Clinic and thanked the historic preservation advocates and the West End Neighborhood Association for their work and collaboration. Ms. Lavrin also thanked the South Carolina Department of Transportation and Lighthouse for their involvement with the acquisition of property and relocation of the building.

Urban League of the Upstate President and CEO Dr. Gail Wilson Awan recognized everyone involved in the project in attendance. Dr. Awan expressed her excitement for the history of the building and the opportunity to steward its future use.

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

Councilmember Flemming thanked the Urban League for their involvement and Dr. McClaren's family for attending the meeting. Councilmember Flemming encouraged the building to offer lollipops because Dr. McClaren used to hand out lollipops. Councilmember Flemming thanked the developer for investing in the community. Councilmember Gibson recognized individuals in attendance who were instrumental in identifying the property and their efforts in saving the historic building. Mayor White recognized the efforts of the neighborhood and the opportunity to support the testimony of individuals who are making great projects like this one occur.

Councilmember Stall asked when the transfer will occur, and Ms. Lavrin responded that the transfer will occur privately between Lighthouse and the Urban League.

b. Promotion of Fire Chief Brian Horton

City Manager John McDonough introduced Interim Fire Chief Brian Horton and announced his promotion to serve as Greenville Fire Chief. Chief Horton was sworn in by the Honorable Matthew R. Hawley, Jr. Chief Horton shared words of appreciation to those who have contributed to his career and thanked the Fire Department, Leadership Team, and City Council for their support.

Mr. McDonough recognized Parks, Recreation and Tourism Director Angie Prosser who will be retiring at the end of June following over three decades with the city of Greenville. Mr. McDonough and Mayor White recognized Ms. Prosser's accomplishments during her tenure with the City.

**8. CITIZENS WISHING TO ADDRESS COUNCIL**

**Susan McLarty, Coordinator of the Greenville Homeless Alliance**, presented the 2021 Report on Homelessness in Greenville County and referred to information in the Report. Ms. McLarty stated the information has been shared with Greenville County and is scheduled to be presented to the School District and to all six municipalities in Greenville County.

Councilmember Stall referred to Greenville being different because of the way individuals assist the homeless and doing so with compassion and grace. Councilmember Stall thanked everyone involved for their efforts.

**Pam Adams, 3104 Augusta Street**, spoke as a neighborhood and historic preservation advocate and offered services in developing accurate history of the Unity Park area and capturing the stories to assure authentic information.

**Elliot Lollis, 120 Stream Crossing Way, Greer**, spoke in support of Item 14a and referenced to the Tower providing inclusivity and diversity of everyone in the Park and giving a 360 degree view of the City and a 360 degree story of Greenville.

## 9. PUBLIC HEARING

### a. **Proposed Abandonment of a portion of Kitson Street (AB-2-2022)**

City Engineer Paul Dow presented a request from 1305 Pendleton, LLC, for a proposed abandonment for a portion of Kitson Street. Mr. Dow stated there is a portion of the street that will continue to serve property in the County. No one spoke in support or opposition to the proposed abandonment.

Councilmember Flemming asked how many homes are currently on Kitson Street, and Mr. Dow responded two homes. Mr. Dow stated the abandoned property will go to the property owners for a 28 unit townhome development.

### b. **Proposed Abandonment of a portion of Tyler Street (AB-3-2022)**

City Engineer Paul Dow presented a request from Gregory and Pamela Mabry for a proposed abandonment of a portion of Tyler Street for the purpose of property improvements. Mr. Dow stated the City is retaining a 20 foot right of way along the abandoned portion. No one spoke in support or opposition to the proposed abandonment.

Councilmember Dowe asked if the abandonment allows the property to be subdivided. Mr. Dow responded he does not believe so, but can obtain an answer.

## 10. APPOINTMENTS – Boards and Commissions

### a. Design Review Board Urban

Councilmember Dowe recommended appointment of Jeff Tiddy to a full term ending April 30, 2024. There being no further nominations, the appointments were approved by unanimous consent.

### **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 Gibson moved, seconded by Councilmember Brasington, to approve second and final reading of agenda items 11a, 11b, 11c and 11d of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to convey surplus City property located on Greenacre Road to Wheatley Montessori School, LLP for purposes of building and operating a school and/or an educational facility  
*(Presented by Community Development Manager Rebecca Edwards)*
- b. Ordinance to reduce the amount appropriated in the General Fund and Capital Projects Fund for the Neighborhood Infrastructure Bond (NIB) for Fiscal Year 2021-22  
*(Presented by Office of Management and Budget Director Matt Efird)*
- c. Ordinance to appropriate \$8,954,274 in the Miscellaneous Grants Fund and the General Fund to recognize funds from the American Rescue Plan Act  
*(Presented by Office of Management and Budget Director Matt Efird)*
- d. Ordinance to modify approximately 2.95 acres of the existing Renaissance Place Planned Development District located on North Pleasantburg Drive and Renaissance Row Drive so as to allow 36 single-family attached lots and 0.38 acre for future commercial development (Tax Map Numbers 0276000300501, 0276000301505) (Z-4-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

**12. NEW BUSINESS – (Ordinance – First Reading)**

None

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

None

<b>REGULAR AGENDA</b>
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**14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

- a. Ordinance to appropriate funding in the Capital Projects, Hospitality Tax and Local Accommodations Tax Funds and to authorize the use of previously appropriated funds in the Unity Park Project for the design and construction of the Unity Park Honor Tower and Plaza  
*(Presented by Office of Management and Budget Director Matt Efird)*

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

Councilmember Dowe asked for the path forward in the funding structure for public funding if the item passes this evening. Office of Management and Budget Matt Efird responded if the item passes, staff will immediately transfer \$1 million from the Unity Park construction account to a separate project for the Tower and the funding from the hospitality and accommodation tax funds will be transferred to that project, so the \$5.5 million of the public share will be available. Mr. Efird advised staff will move forward with the execution of a final design contract and that work will commence as soon as the designer is under contract. Regarding the private funding, Mr. Efird advised the

Ordinance states that the construction of the Tower will not be authorized until the private funding is committed.

Councilmember Dowe referred to her comments during the first reading of the Ordinance and asked what the mechanism is if additional public funding is needed beyond the \$5.5 million. Mr. Efirid responded while there is not a requirement for staff to come back and receive Council's approval, staff recognizes the public importance of the project and under the City Manager's leadership if there is a change, the matter will come back to Council as an Ordinance to increase the appropriation. Councilmember Dowe stated she thinks all capital items should come back to Council as an Ordinance for a vote if a funding increase is needed.

Councilmember Brasington stated staff under this leadership has acted as if there is a policy. Mayor White stated in his view, it has always been a policy and the trail bridges project is a good example of it. Councilmember Flemming added if it is not a policy, then it is Council's job to make it a policy.

Councilmember Dowe submitted comments for the record thanking city staff for their work and donors for their generosity. Councilmember Dowe reiterated her opposition to public funding as previously referred to in her comments during first reading. Councilmember Dowe expressed her concern for the Tower that was supported in concept by previous Councils at roughly half the cost as the current estimate and was intended to be funded fully through private donations. Councilmember Dowe stated if funding over the proposed \$5.5 million is required, she expects an Ordinance to be presented to Council for deliberation. Councilmember Dowe referred to the City Manager's assurance in providing monthly updates on the Tower and requested that staff review capital project policies and look towards developing a policy that requires Council approval by Ordinance for any spending on capital items beyond what is allowed when presented in the budget. Councilmember Dowe shared her concern with workforce recruitment and absorbing the workload created with the opening of Unity Park, as well as concern with absorbing and responding to the growth and challenges taking place in the City. *(See attached statement.)*

Councilmember Stall thanked everyone involved in the McClaren project and the opening of Unity Park. Councilmember Stall submitted comments for the record stating he is sad that the discussions over the Honor Tower have been anything but unified. Councilmember Stall referred to changes in the scope and cost of the Tower over the last couple of months and stated he will be voting against the funding for the Tower, and not against the Tower itself. Councilmember Stall also stated he believes the City could have provided a worthy tribute toward the promise at a more reasonable price. *(See attached statement.)*

Councilmember DeWorken clarified that an overwhelming majority of the \$4.5 million is coming from accommodations taxes which are collected from people who come to the City and do not live here. Councilmember DeWorken stated that from a financial standpoint, he looks at the Tower as being funded by private donors and by people who do not live here who are contributing to the taxes. Councilmember DeWorken added that in 100 years he believes that Greenvillians will look at the Tower as one of the greatest achievements in the history of Greenville.

Councilmember Flemming referred to misinformation provided to individuals and stated she wished discussions had been held sooner rather than later. Councilmember Flemming stated the Southernside and West End communities feel stomped on by the Greenville News providing statements involving negative comments. Councilmember Flemming referred to “Unity” being the last letters of the word “Community” and stated let us not create problems that do not exist.

Councilmember Gibson stated this is the most divisive matter he has been a part of since serving on Council. Councilmember Gibson referred to the recent ribbon cutting and celebration and then referred to the Council meeting conducted four days later and the comments and concerns provided during that meeting. Councilmember Gibson stated the perceptions of those concerns were very troubling to the Southernside Community and the African American community. Councilmember Gibson acknowledged the concern is fiscal responsibility, but questioned why the concern over public funds occurred with the Tower and not with other projects such as the trail bridges. Councilmember Gibson shared that he hopes Council can move on from this item and become united again.

After discussion, the motion carried 5-2, with Councilmember Stall and Councilmember Dowe opposed.

- b. Ordinance to appropriate \$29,876,899 for the Fiscal Year 2022-23 Capital Budget for the Fiscal Year 2022-23 to Fiscal Year 2026-27 Capital Improvement Program  
*(Presented by Office of Management and Budget Director Matt Efird)*

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

- c. Ordinance to provide for the adoption of a City Operating Budget, its execution and effect, for the Fiscal Period July 1, 2022, through June 30, 2023 (REVISED)  
*(Presented by Office of Management and Budget Director Matt Efird)*

Councilmember Flemming moved, seconded by Councilmember Dowe, to approve second and final reading.

Councilmember Dowe asked for the purpose of the revisions. Mr. Efird responded that the figures originally provided were estimates and that since first reading, the official allocation figures have been received and are now applied to the proposed budget.

After discussion, the motion carried unanimously.

## **15. NEW BUSINESS – (Ordinances – First Reading)**

- a. Ordinance to approve an amendment to the License Agreement between the City of Greenville and B-Cycle, LLC  
*(Presented by Mobility Coordinator Calin Owens)*

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

- b. Ordinance to abandon a portion of Kitson Street (AB-2-2022)  
*(Presented by City Engineer Paul Dow)*

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve first reading. The motion carried unanimously.

- c. Ordinance to abandon a portion of Tyler Street (AB-3-2022)  
*(Presented by City Engineer Paul Dow)*

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

Councilmember Dowe requested information be received prior to second and final reading regarding whether the abandonment of the property will create the ability to subdivide the lot.

After discussion, the motion carried unanimously.

- d. Ordinance to prohibit the operation of trucks on Haynie Street between South Church Street (US-29) and Augusta Street (SC-20)  
*(Presented by Public Works Director Clint Link)*

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

Councilmember Brasington encouraged staff to lever all resources available to make sure the prohibition is enforced and expressed his concerns on whether or not the City is exhausting all measures to enforce similar prohibitions elsewhere in the City.

After discussion, the motion carried unanimously.

- e. Ordinance to appropriate \$168,500 in the Accommodations Tax Fund to repair the fountain, splashpad and associated infrastructure at RiverPlace  
*(Presented by Office of Management and Budget Director Matt Efird)*

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

Facilities and Parking Administrator Bill Foster provided information regarding maintenance and operation needs for the water feature at Riverplace including the fountain, splashpad and related infrastructure. Mr. Foster stated several of the pumps have gone out and until the pumps are working, staff will be unable to test the controllers. Mr. Foster also stated that the maintenance work includes the original amenities but does not include any updates. Mr. Foster advised that he hopes to have the feature running in the fall.

After discussion, the motion carried unanimously.

- f. Ordinance to amend the 2021-2022 Annual Action Plan and the 2020 Consolidated Plan to include the provision of eligible activities associated with a Section 108 Loan Guarantee Application  
*(Presented by Community Development Manager Rebecca Edwards)*

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

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

- a. Resolution to amend a policy requiring the annexation when possible of properties in unincorporated areas as a condition of water service  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

- b. Resolution to award \$25,000 in funding received through the Greenville Zoo “Quarters for Conservation” Program from July 1, 2021, through June 30, 2022, to five designated global conservation organizations  
*(Presented by Parks, Recreation and Tourism Director Angie Prosser)*

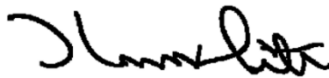
Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first and final reading. The motion carried unanimously.

**17. STAFF REPORTS**

Mr. McDonough provided information on the following items:

- a. Juneteenth Event at Unity Park. The City will host the celebration at Unity Park on Friday at 4:00 p.m., and the event will feature the unveiling of the Holloway Mural.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:50 p.m.



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KNOX H. WHITE, MAYOR



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CAMILLA G. PITMAN, MMC, PLS  
CITY CLERK



Statement of Councilmember Dorothy Dowe

Comments Submitted Prior to the Vote on Second Reading, Unity Park Tower ordinance June 13th, 2022

I will start once again by thanking our City Staff that has continued to work tirelessly on punch list items and providing the maintenance required to keep up Unity Park in its current state. The park has attracted many children and families that are enjoying the facilities thanks to your efforts and the generosity of our donors. We are grateful for your dedication to the City of Greenville and the opening of Unity Park.

The proposed Unity Park Tower has now reached second reading for approval of \$5.5 million in additional public funding. I continue to oppose this public funding, referring back to the comments I submitted for the record at first reading. I reiterate my concern that what was originally proposed for this element of the park, and supported in concept by previous Councils, was roughly half the cost it is estimated to be at this time, and, was intended to be funded fully through private donations without the use of public money.

At first reading I offered an amendment to ensure that no additional public monies could be committed to this project without Council's formal approval by an additional Ordinance. To Councilmember Gibson's point at First Reading, I believe that should be the policy not just for the Tower, but for all Capital items, just as we did when additional funding was necessary to support the Laurens Road Swamp Rabbit Trail bridges. Requiring approval for additional monies through an ordinance ensures transparency, and allows for sufficient public comment. We have had some discussion on that tonight and though I have not offered the amendment again at this reading, it is my full expectation that should more than the proposed \$5.5 million in public funds be required, an ordinance for such an expenditure would be presented to Council for deliberation. The City Manager assured us at first reading that we will receive monthly updates on the Tower design, cost and private fundraising efforts going forward. At this time I also ask that staff review our Capital project policies and look towards developing a policy that requires Council approval by ordinance for any spending on Capital items beyond what is allowed when presented in the budget.

Lastly, I am reiterating my concern that our ability to support tourism efforts remains tenuous due to supply chain and workforce issues. At first reading, I asserted that we are in the most challenging time I can ever remember in workforce recruitment. Our restaurateurs and hoteliers, who are the biggest contributors to the HTax and ATax revenue stream are struggling to find the workers to support tourism efforts. Let me at this time add my concern about our own challenge as a City in workforce recruitment. Our Parks, Recreation and Tourism Department has primary responsibility for the maintenance and upkeep of not only Unity Park, but all of our parks, recreation facilities, and many public spaces. With this budget, we are funding some additional staff positions for this increased workload, but as even our own Week in Review highlighted last Friday, we, like most entities, are competing to find the workforce to fill these positions.

With this vote, we as a Council are adding significantly to the workload, and our current staff's bandwidth to absorb that is being challenged in my opinion. I supported Councilmember Stall's amendment at first reading to pause this Tower project, not only to allow us time to find alternatives for a fully privately funded park element more in keeping with the design aesthetic of the park, but also to allow us bandwidth to absorb the inevitable increased workload created when opening the second largest park in our City of some 60 acres in size. We have got to recognize that "managed growth", something I ran on as a candidate in 2019, includes absorbing and deliberately responding to the growth we are fortunate enough to attract. Without this, we risk compromising quality of life for those who already live and work here, and we certainly challenge our ability to take care of the things we already have.

Statement of Councilmember Russell Stall

Thank you to <sup>Summit</sup> ~~the~~ <sup>Lighthouse</sup> McCarren for ~~bringing~~ <sup>bringing</sup> some joy to us.

The opening of Unity Park was a historic moment for Greenville, and clearly demonstrated city unity and the joy our citizens have for our public spaces. Opening day was a day we will all remember. *Vonda, Annie, Sister Rev. Mills, Mrs. Dickett*

I am sad that the discussions over the Honor Tower have been anything but unified.

I fully appreciate the promise made to the community in building <sup>just</sup> the tower as a symbol of unity. However, the scope and cost of the tower has changed in the last <sup>side</sup> few months. The tower this council approved <sup>as</sup> an 80-foot tower costing \$5 million funded by private donations. Over the last few months, the tower has grown to 120-feet costing \$11 million, of which \$5 million would be publicly funded.

As expected, I am voting against the \$11 million funding of the tower again. This is not a vote against the tower, but a vote for us to be more deliberate and transparent in the use of public funds. I still believe we could have provided a tribute toward the promise, yet at a more responsible price.