



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, September 25, 2023 - 5:30 p.m.

1. **CALL TO ORDER**
Mayor Knox H. White

2. **INVOCATION**
Councilmember Ken Gibson

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**
September 11, 2023; Approved as submitted.

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**
None

8. **PRESENTATION**

a. **Real Time Parking App Update**

Facilities and Parking Administrator Bill Foster presented a new innovation application that rolled out last week providing a real time count of parking availability in city owned parking garages. Mr. Foster advised the system provides a transactional counting through the lanes and the update provides for available parking spaces counting. Mr. Foster stated the application can be found on the City's Parking website page.

Councilmember DeWorken inquired about marketing and encouraging parking off of Main Street. Mr. Foster responded by stating he is aware of marketing efforts, however, there are parking signs directing parkers to the garages and there is ample parking available in the garages.

b. **Engineering Design and Specifications Manual Update**

City Engineer Paul Dow presented information involving the development of the Engineering Design and Specification Manual (EDSM). Mr. Dow specifically recognized plans regarding streets and thoroughfares, traffic impact, and stormwater management.

City Manager Shannon Lavrin stated the Manual is a technical document that will be going to the Planning Commission at its meeting on October 5 and will not be returning to City Council. Ms. Lavrin also stated the presentation is being provided to receive any questions and comments from Council.

Councilmember DeWorken asked if the specifications are developed through federal or state government or created by the City. Ms. Lavrin responded that the specifications have been created by the City.

Councilmember Dowe asked if issues involving the Fire Department and vehicle maneuvering have been addressed in the Manual. Mr. Dow responded that any concerns have been reviewed and addressed by Fire Department staff.

Regarding intersections, Councilmember Dowe suggested staff prepare and provide a report on the ratings of traffic intersections as development continues to occur.

9. PUBLIC HEARING

None

10. RECOGNITIONS AND APPOINTMENTS – Boards and Commissions

a. Youth Commission

Youth Commission members Annika Krovi and Jack Burns recommended the following to serve on the Youth Commission: Lily Flores, Greenville High School; Natalie Mecklenburg, Greenville Tech Charter High School; Charlotte Pascoe, Greenville High School; Evy Simons, JL Mann High School; Rishika Talati, JL Mann High School; Clayton Williams, Greenville High School. 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 Flemming moved, seconded by Councilmember Gibson, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, 13a, 13b, and 13c of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to authorize the City Manager to execute a fourth amendment to the Lease Agreement for the operation of a restaurant in the Falls Park Building
- b. Ordinance to appropriate \$82,000 in the Miscellaneous Grant Fund for the Emerald Ash Borer Mitigation Program
- c. Ordinance to annex approximately 0.372 acre of real property and 0.389 acre of adjacent right-of-way located at Calder Street and Pendleton Street and to provide the zoning designation of RNX-C, Neighborhood Flex C District (Tax Map Numbers 0121000700200, 0121000700300, 0121000700400) (AX-21-2023)(REVISED)
- d. Ordinance to annex approximately 0.364 acre of city owned right-of-way on Market Point Drive (AX-22-2023)

- e. Ordinance amending Chapter 16, Article II, Division 3, of the Code of Ordinances of the City of Greenville regarding noise

12. NEW BUSINESS – (Ordinance – First Reading)

None

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

- a. Resolution to approve a structural air rights encroachment permit for Blue Building Welborn Investments, LLC to add a balcony on its property at 159 Welborn Street, which will encroach over and above the public right of way on Welborn Street (Tax Map Number 0055000100302)
- b. Resolution to approve a surface encroachment permit for Blue Building Welborn Investments, LLC to install and maintain a loading zone on its property at 159 Welborn Street, which will encroach into the public right of way on Welborn Street (Tax Map Number 0055000100302).
- c. Resolution to approve a surface encroachment permit for Blue Building Welborn Investments, LLC to install and maintain a sidewalk on its property at 159 Welborn Street, which will encroach into the public right of way on Welborn Street (Tax Map Number 0055000100302)

REGULAR AGENDA

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

- a. Ordinance to appropriate \$1,340,000 from the Capital Projects Reserve in the Capital Projects Fund for the acquisition of a parcel (and improvements thereon) totaling approximately 0.154 acre of real property identified as 15 Reedy View Drive (Tax Map Number 0058000200201)

Councilmember Brasington moved, seconded by Councilmember Gibson, to approve second and final reading. The motion carried 6-0, with Councilmember Stall abstaining. *(See attached statement.)*

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to annex approximately 1.866 acres of real property and .549 acre of adjacent right-of-way located at 2544 North Pleasantburg Drive and to provide the zoning designation of BH, Business Heavy District (Tax Map Number 083030100400) (AX-23-2023)

Agenda item was removed from the Agenda prior to the meeting.

- b. Ordinance to enter into a development agreement between the city of Greenville and Mill Village Ministries for the design and construction of public improvements on 1180 and 1186 Pendleton Street and to appropriate \$381,128 for the project

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

Economic Development Specialist Olivia Vassey shared an overview of projects which have occurred in the Village of West Greenville and provided information on the proposed project at 1180 and 1186 Pendleton Street. Ms. Vassey advised that the project request is for public infrastructure which includes sidewalk improvements and streetscaping. Ms. Vassey commented on plans for the property which is anticipated to create 20 full time jobs and 20 part time jobs for at risk youth as well as assist with the creation of 500+ jobs through small business training and youth workforce development over the next five years.

Mill Village Ministries Executive Director Dan Weidenbenner shared his enthusiasm with Council and spoke on how the appropriation will enhance the beauty and safety of the community for visitors and residents alike.

Councilmember Gibson asked if this renovation would include the neighboring property, and Mr. Weidenbenner responded it does not. Mayor White requested that the project is consistent with multi-use trails on Pendleton Street. Ms. Lavrin responded that staff is aware and working with Engineering. Councilmember Flemming asked when construction would begin, and Ms. Lavrin responded in November.

After discussion, the motion carried unanimously.

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

- a. Resolution to approve a memorandum of understanding and automatic aid agreement between the city of Greenville for and on behalf of the Greenville City Fire Department and the Donaldson Center Fire Department for certain emergency incidents within the designated areas of the City and Donaldson Center Fire Service area.

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

- b. Resolution to approve a memorandum of understanding between Greenville County, the city of Greenville, and Renewable Water Resources regarding participation with the Reedy River Water Quality Group

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

- c. Resolution to approve a memorandum of understanding between Greenville County, the city of Greenville, and Renewable Water Resources regarding the sharing of water quality data collected in the Reedy River Watershed

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

- d. Resolution to approve the addition of the inclusive playground in Cleveland Park to the Schedule of Naming Opportunities

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

- e. Resolution consenting to the inclusion of property in a multi-county industrial/business park and authorizing the execution and delivery of an agreement with company (Project Woven)

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

Councilmember Gibson stated while he supports the program, he would not vote in support of the item due to existing concerns he has had with the project.

Councilmember Dowe stated she would not be voting in support of the item either; however, she applauded Greenville County Council and Bryan Brown of the Greenville Housing Fund for their work to provide affordable housing for city and county residents. Councilmember Dowe referred to her previous votes regarding the project and concerns with the project conflicting with the proposed Development Code. Councilmember Dowe expressed her appreciation for the will of the business community, but stated she had to respect the fact that none of the locally elected leaders have supported the project.

Mayor White stated that he would be voting in support of the item and added if the City does not support this item, it would be catastrophic in terms of the City's relationship with the County and could impact affordable housing projects in the future. Mayor White recognized that the private sector's involvement is helping the City to achieve its affordable housing goals.

After discussion, the motion carried 4-3, with Councilmembers Flemming, Gibson, and Dowe opposed.

- f. Resolution of support to approve the project list for the FY 2023-2024 South Carolina State Budget Allocation for Public Space Upgrades and Safety Improvements in the City of Greenville

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

Ms. Lavrin presented a recommendation of how the State Budget Allocation of \$20,000,000 will be utilized to improve public spaces and infrastructure within the City. Ms. Lavrin referred to eight projects that will be funded through this allocation:

1. Cultural Corridor/Academy Street Bypass - \$6,000,000.
2. Wade Hampton Corridor Safety Improvement - \$2,500,000.
3. Queen Street Bridge Design, Phase 1 - \$130,000
4. Pedestrian Safety Action Plan - \$2,500,000
5. East North Street Gateway Design - \$370,000

6. Pendleton/Vardry Intersection - \$1,300,000
7. Augusta Street Undergrounding - \$5,800,000
8. Stone Avenue Corridor Safety Improvements - \$1,400,000

Ms. Lavrin offered her gratitude to the State for its commitment to public space enhancements and to Representative Bruce Bannister who led the way for the City. Ms. Lavrin stated that without this funding, these improvement projects would not be possible. Ms. Lavrin advised that this item is a Resolution of support for the funding and that the projects will be brought to Council individually.

After discussion, the motion carried unanimously.

- g. Resolution authorizing the City Manager to execute a contribution agreement in support of the Greenville Housing Fund

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

Chief Financial Officer Patricia Dennis introduced Matt Good, Chairman of the Greenville Housing Fund, and Bryan Brown, President and CEO of the Greenville Housing Fund to provide comments regarding the agenda item.

Mr. Good offered his gratitude to Council for their support of funding affordable housing within the City. Mr. Good advised that the number they want to leave with Council tonight is 549 new affordable housing units not existing in the current market.

Mr. Brown presented the following information on the Fund's current projects that will receive assistance through the contribution agreement:

1. Southernside Senior - 147 senior housing units, AMI 30-60%.
2. Parkside Unity - 242 mixed income housing units, AMI 60-80% and market.
3. Riley at Overbrook - 88 affordable housing units, AMI 20-60%.
4. Gateway at the Green - 72 affordable housing units, AMI 20-60%.

Mr. Brown stated that since the Greenville Housing Fund launched, it has completed 1,048 affordable housing within the city limits of the city of Greenville, and the City has provided funding allocation to the Greenville Housing Fund of \$17.5 million and a land donation of just under \$40 million in support of affordable housing by the City. Mr. Brown referred to the County being able to receive tax credit financing on only two projects per year and commented on a strategy to keep any anticipated projects from being disqualified.

In summary, Mr. Brown reiterated the contribution agreement supporting the four projects presented and stated the Fund will be allocated to launch the Greenville Community Land Trust with a goal of 120 new infill and single family homes concentrating in special emphasis neighborhoods for households earning \$35,000 to \$71,000 per year.

Mr. Brown thanked Council and staff for their support of affordable housing projects and stated that Greenville leads the State and similarly sized cities in providing affordable housing opportunities.

Councilmember Dowe expressed her appreciation for the collaboration of parties at the table as well as Representative Bannister's assistance in receiving the credits. Councilmember Dowe recognized the need for infrastructure that will arise from the creation of these developments and stated that the City will need to include capital investments in next year's budget.

Councilmember Gibson expressed his gratitude for the work performed with the other agencies in the community.

Mayor White stated that public private partnerships have played a key role in creating affordable housing opportunities within the City and have made Greenville an example of success in combatting the housing crisis.

After discussion, the motion carried unanimously.

17. STAFF REPORTS

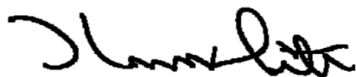
None

Councilmember Flemming recognized City Clerk Camilla Pitman on receiving the 2023 IIMC Quill Award and the IIMC President's Award of Merit as referenced in the MASC Uptown Magazine.

Councilmember DeWorken expressed his appreciation to Mayor White and to Representative Chandra Dillard and Representative Bannister for pursuing the allocation of state funds.

Councilmember Brasington recognized Councilmember Gibson on his birthday.

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



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK



STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Mayor, or Presiding Officer of Greenville City Council
FROM: Councilmember Russell H. Stall

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 Meeting Agenda Items

14a. Ordinance to appropriate \$1,340,000 from the Capital Projects Reserve in the Capital Projects Fund for the acquisition of a parcel (and improvements thereon) totaling approximately 0.154 acre of real property identified as 15 Reedy View Drive (Tax Map Number 0058000200201)

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: 9/25/2023

Signature:
Print Name: Russell H. Stall

Accepted:
Mayor

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

City Clerk