



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, January 24, 2022 - 5:30 p.m.

Meeting Location: Greenville Convention Center, 1 Exposition Drive

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the location may be subject to a temperature screening. Masks are currently required in all city buildings and at city meetings, regardless of vaccination status.

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

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1. **CALL TO ORDER**
Mayor Knox H. White
 2. **INVOCATION**
Councilmember Russell Stall
 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**
January 10, 2021; Approved as submitted
 6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
 7. **CITIZENS WISHING TO ADDRESS COUNCIL**
None
 8. **PRESENTATION**
 - a. Homeless Services and Programming
(Presented by Lorain Crawl, United Housing Connections)

Chief Executive Officer Lorain Crawl provided a presentation sharing a summary of the work performed by United Housing Connections involving a continuum of services including homelessness, affordable housing, mental illness treatment and emergency care, among other efforts. Ms. Crawl commented on funding received for emergency rentals and utilities assistance as well as building and managing for approximately 450 affordable housing units across the upstate. Ms. Crawl also commented on the development of short-term and long-term solutions and provided a summary of the successes and obstacles experienced with both, including solutions to address the homeless situation downtown. Ms. Crawl thanked Council for their investment in the program and funding to support an outreach worker.

Councilmember Dowe asked how many people experiencing homelessness identify as veterans. Ms. Crowl responded they currently have approximately 75 that are identified and commented on their work with Veterans Administration in identifying veterans.

b. Greenville Zoo Foundation
(Presented by Blake Nickles, Board of Directors)

Immediate Past Chair Blake Nickles provided a presentation sharing a summary of the current efforts and future path of the Greenville Zoo Foundation. Mr. Nickles reminded Council of the purpose of the Foundation as the fundraising arm for the Greenville Zoo and provided highlights including donor increases and accomplishments, use of funding for Zoo improvements, and strategies for improvements in fundraising efforts. Mr. Nickles referred to efforts in negotiating a new agreement with the City and efforts to improve an understanding of responsibilities between both parties including communications and expectations, donor solicitation empowerment, wholistic fundraising strategy, and project engagement and commitment.

Councilmember Brasington asked what percent of revenues the Foundation provides for the zoo and how it compares to other benchmarks. Mr. Nickles responded that he believes the Zoo's budget is above \$3 million and the Foundation is giving back \$150,000 to \$250,000. Mr. Nickles stated one of the key metrics is marketing and membership and most non-profit organizations will have a holistic membership run by the Foundation. Councilmember Brasington asked if the agreement is close to executing, and Mr. Nickles responded that it was agreed to in principle in August and that it is a matter of completing any necessary updates. Mr. Nickles thanked Zoo Administrator Bill Cooper for maintaining the Zoo's accreditation and putting the Foundation on the right path.

Mayor White asked if any consideration is being given for an income generator or a committee to review the matter. Mr. Nickles responded it is a topic of conversation between the Foundation and the City.

Mayor White recognized Leigh Paoletti to the meeting in her current role as Interim City Attorney.

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

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

- a. Ordinance to rezone approximately 1.416 acres of real property located at 1007 Hampton Avenue from S-1, Service district, and RM-1, Single-family and multi-family residential district, to PD, Planned development district (Tax Map Numbers 0026000300700, 0026000300701, and 0026000300900) (Z-33-2021) (REVISED)
(Presented by Planning and Development Services Director Jay Graham)
- b. Ordinance to rezone approximately 12.79 acres of real property located on North Pleasantburg Drive, Laurens Road, and Airport Road from C-3, Regional Commercial District, to PD, Planned Development District (Tax Map Numbers 0256000600100, 0256000600101, 0256000600102, 0256000601201, 0256000600200) (Z-34-2021) (REVISED)
(Presented by Planning and Development Services Director Jay Graham)
- c. Ordinance to approve the FY2021 Operating Budget for the South Carolina Technology and Aviation Center Board of Directors and to accept the FY2020 Annual Auditor's Report
(Presented by Office of Management and Budget Director Matt Efird)

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 Table 5.60 of the Unity Park Neighborhood District Code (UPNDC) to rectify identified inconsistencies with the affordable housing incentives (Z-35-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Planning and Development Services Director Jay Graham referred to a discrepancy in the Unity Park Code involving building heights and the proposal to amend the text to allow for an incentive with affordable housing.

Councilmember Dowe referred to the difficulty in locating the Unity Park Code on the City's website and asked for improvements. Councilmember Dowe referred to the 100 feet approved two years ago and clarified there is nothing new in terms of height allowed. Mr. Graham responded agreed.

After discussion, the motion carried unanimously.

- b. Ordinance to annex approximately 2.91 acres of real property and 0.52 acre of adjacent right-of-way located at 3410 Augusta Road, and to provide the zoning designation of C-2, Local commercial district (Tax Map Numbers 0365000202300 and 0365000202400) (AX-7-2021)

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

Councilmember Dowe asked about the ownership of the "skinny piece" or property, and Mr. Graham responded he believes the applicant is the owner. Councilmember Stall stated this is the beginning of opening up the Augusta Road gateway and expressed his excitement.

After discussion, the motion carried unanimously.

- c. Ordinance to annex approximately 2.10 acres of real property and 0.83 acre of adjacent right-of-way located at 3505 Augusta Road, and to provide the zoning designation of C-2, Local commercial district (Tax Map Number M015010200600) (AX-8-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- d. Ordinance to appropriate \$1,160,000 in the Utility Undergrounding Fund for the Unity Park Phase 1B Undergrounding Project
(Presented by Office of Management and Budget Director Matt Efird)

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

Public Works Director Clint Link provided an overview of the undergrounding program. Mr. Link commented on an opportunity to advance a portion of the Phase II undergrounding work along Hudson Street moving utility lines under the Reedy River. Mr. Link stated the appropriation will allow for the work to begin. Mr. Link provided a cost summary of expenses to date and estimated costs on the additional phases.

Councilmember Dowe asked about the estimated cost per linear foot to underground. Mr. Link responded it is typically \$1,500 per linear foot with additional consideration in adding the communication lines. Councilmember Dowe stated that through Phase II, including this appropriation, the expense will be close to \$8 million for undergrounding in Unity Park. Councilmember Dowe asked if there is a way to determine how much undergrounding grows each year. Office of Management and Budget Director Matt Efirm responded that the undergrounding fund grows by approximately \$1 million to \$1.5 million each year, with \$1 million on the City side and \$500,000 on the Duke Energy side. Councilmember Dowe commented that the cost is approximately \$67 million on Unity Park, not including Phase II and Phase III. Mr. Efirm responded that with this appropriation, the total for all phases of Unity Park to date will be \$66.3 million and does not include Phase II and Phase III undergrounding.

Mayor White pointed out that the undergrounding program began on Haywood Road and at the time it was decided to conduct the next undergrounding project on the west side of town along Washington Street and Hudson Street. Mayor White stated a lot of what is being considered as Unity Park undergrounding is actually the west side undergrounding which will benefit Unity Park.

After discussion, the motion carried unanimously.

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

- a. Resolution to approve an amendment to a License/Operational Agreement between the City of Greenville, South Carolina, and Broad Street Hospitality, LLC.
(Presented by Parks, Recreation and Tourism Director Angie Prosser)

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

Parks, Recreation and Tourism Director Angie Prosser provided information involving negotiation efforts with amending the Agreement and changes to the square footage for the ice skating rink.

Mayor White thanked everyone for their efforts in reaching an agreement and asked about the attendance totals for this year. Ms. Prosser responded this is the second largest year for Ice on Main. Mayor White thanked the sponsors for their continued participation and support.

After discussions, the motion carried unanimously.

17. STAFF REPORTS

City Manager John McDonough thanked the winter storm response team and city staff for their recent involvement and assistance during the recent winter storm event which occurred on January 16-17.

18. **ADJOURN.** There being no further business, the meeting adjourned at 6:31 p.m.


LILLIAN B. FLEMMING, MAYOR


CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JANUARY 21, 2022.