

**City Council of the City of Greenville
Work Session**

**Monday, May 11, 2020
3:00 p.m.**

Greenville City Hall is currently closed to the public.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>

**Telephone: 1-415-655-0002
WebEx Event Number: 713-559-594**

**Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102**

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; City Attorney Michael S. Pitts;
City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

Construction Hours Update

Interim Planning and Development Services Director Jay Graham provided a presentation on the agenda item, as located in Council's Agenda packet, and advised that staff has been asked to review the noise ordinance involving construction hours. Mr. Graham provided information regarding a review of municipalities with similar density and construction activity and referred to the city of Charleston as a comparison, providing a chart showing construction noise and activity guidelines. Mr. Graham recommended amending the hours on Sunday to 9:00 a.m. through 7:00 p.m. and stated he believes that recommendation will address the complaints being received.

Councilmember Brasington stated he has received similar complaints for noise on both Saturday and Sunday. Councilmember Dowe affirmed the same and referred to another problem with noise coming from Sistine Stadium. Mayor White stated he would be cautious with the starting time on Saturday and advised the complaints he has received tend to be more on Sundays. Mayor White recommended speaking with home builders such as Rick Quinn for feedback. Councilmember Stall recommended mirroring Charleston's schedule. Mr. Graham offered to speak to the construction community and to obtain feedback. Councilmember Flemming also requested checking in the Hampton Pinckney neighborhood and construction taking place in that area, and Councilmember Stall recommended speaking with neighborhood presidents.

Unity Park Update

City Manager John McDonough introduced Public Works Director Mike Murphy and Bill Fox with Hughes Agency to provide information regarding Unity Park development. Mr. McDonough stated Harper Construction has provided the City with a 90 day delay.

Mr. Murphy provided a presentation on the agenda item focusing on authorized work to proceed during COVID-19 quarantine, as located in Council's Agenda packet. Mr. Murphy referred to site work activities that can be completed and spending authority given to Harper Construction on authorized work. Mr. Murphy stated that Harper Corporation has asked all sub-contractors to hold their current pricing until July 6, 2020.

Mr. Murphy referred to the temporary parking lot and the process of building the parking lot which needs to be closed to install the transformers. Engineering Services Manager Dwayne Cooper provided a review of the phases of Unity Park Undergrounding. Councilmember Brasington asked if the businesses at the Commons approve of the temporary parking lot. Mr. Murphy responded he believes it is going to be a better set up with the business owners and there is a meeting with them next week.

Office of Management and Budget Director Matt Efirm advised that \$16,170,528 has been spent or encumbered to date. Mr. Efirm stated the anticipated Harper good manufacturing practice (GMP) is \$38,189,903, however, they are not conducting any of the work for the undergrounding. Mayor White stated there would probably be many options on the property during Phase III and some of those costs could fall to developers moving in.

Mr. Fox provided a report on funds raised since May 2018, with the amount raised to date at \$8,630,000 for Phase 1 and 2, with a target of \$22,200,000. Councilmember Dowe asked when Phase 2 would begin. Mr. McDonough responded work is currently taking place in Phase 1 and that Phase 2 is dependent upon completing Phase 1 and upon the fundraising efforts. Velda Hughes commented on their fundraising efforts during the COVID-19 and their plans moving forward over the next few months.

Mayor White asked that Councilmembers attend fundraising luncheons to assist with encouraging participants to sponsor and support the effort.

Mr. Fox provided proposals for a 6-month and 12-month contract renewal with Hughes Agency. Councilmember Dowe recommended small group discussions to review the matter further. Mr. Efirm advised the proposed budget includes a full year renewal, if Council decides to move forward with renewing the contract. Mr. McDonough advised the contract expires at the end of the month and requested feedback from Council as to whether they would prefer a month to month renewal or a renewal over a period of time. Council commented and some suggested having further discussions. Ms. Hughes responded that while she is appreciative of providing her services, it is difficult to handle a business month to month.

Affordable Housing Update

Interim Community and Economic Development Director Ginny Stroud and Greenville Housing Fund Director Bryan Brown provided a presentation on the agenda item, as located in Council's Agenda packet. Ms. Stroud commented on the City's interest in leveraging its investment and stated to date the City has provided \$4.5 million.

Mr. Brown presented information from the presentation including a list of goals, a list of capital needs, and deployment strategies. Mr. Brown provided updates on projects that are currently in the pipeline to be developed.

Councilmember Dowe asked about the numbers for Preserver at Logan Park. Ms. Stroud responded the developer is anticipating 125 units, however, the number could change.

Councilmember Dowe asked about actual development adjacent to Unity Park. Mr. Brown responded the two parcels owned by the City represent approximately 65 units. Councilmember Gibson referred to the costs per unit and asked if there has been thought regarding creating guidelines for costs per unit. Mr. Brown responded he has looked at it, however, it is tricky in comparing developments dependent upon federal dollars versus local housing funds.

Bogue Wallen with Blue Wall Real Estate provided a presentation regarding a development on the Pete Hollis Boulevard and Mulberry Street site, and Russ Davis with Homes Urban provided an update on a proposed development in the same area connecting Fludd Street, as located in Council's Agenda packet.

Ms. Stroud provided a presentation on the agenda item involving the City's partnership with Southernside Block Partnership and Southernside Economic Development Corporation. Ms. Stroud commented on development sites along West Washington Street, with information included in a presentation as located in Council's Agenda packet. Amie Cofini and Paul Wetmore with Greystone Affordable Development provided information from the presentation regarding their development plans.

Councilmember Stall asked about the status of the LOI and Ms. Stroud responded that it expired in February and with the COVID-19 issues, she would recommend extending the LOI.

City Events Update

Due to lack of time, the item was moved to the Staff Report of the Formal Meeting Agenda.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Mike Pitts recommended going into executive session under S.C. Code §30-4-70 (a)(1) to discuss appointments to the City's boards and commissions.

Councilmember Dowe moved, seconded by Councilmember Stall to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Flemming moved, seconded by Councilmember Stall, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:20 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on May 8, 2020