

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

**Monday, May 23, 2022
3:30 p.m.**

**Meeting Location:
Greenville City Hall, Council Chambers, 206 S. Main Street**

MINUTES

CITY COUNCIL: Mayor Knox White, 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; Deputy City Clerk Latoria Mayes

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

Budget Workshop #3

Office of Management and Budget Director Matt Efirm provided a presentation as located in City Council's Agenda packet updating and finalizing the planning assumptions and changes to the FY2023 Budget that have been made since the last work session discussion.

Regarding funding for homelessness services, Councilmember Dowe explained the purpose for funding a staff person and stated she does not want the community to think this action can completely solve the problem. Mr. Efirm stated the position provides assistance most of the day during the week and enhanced coverage on the weekends. Mayor White referred to United Housing Connections CEO Lorain Crowl and her offer to respond to individuals contacting City Council members for assistance. Councilmember's Dowe requested Ms. Crowl communicate further with the Downtown Merchants Association. City Manager John McDonough provided a response (*inaudible comments*). Regarding Fluor Field funding, Councilmember Dowe asked for an explanation regarding the term "capital maintenance." Mr. Efirm responded "capital maintenance" is a defined term in the existing lease which the City is continuing to use.

Regarding funding for Augusta Street Improvements, Councilmember Brasington asked if the additional funds are for Phase 2. Public Works Director Clint Link responded affirmatively and referenced to the area from Church Street to Mauldin Road. Mr. Link stated the project includes an engineering design and utility underground design with a consulting firm assisting in the efforts. Mayor White asked if the project included funding for additional poll relocation around the Chase Bank area and requested an update on the item.

Regarding Municipal Court, Councilmember Gibson asked for the amount appropriated for the additional staff member. Mr. Efirm responded the cost for salary and benefits is approximately \$58,000. Mr. Efirm stated there were 73 personnel requests submitted with 21 funded and that Municipal Court requested two personnel. Mr. Efirm explained the steps that may be taken under the City Manager's authority to fill a second position, if needed. Councilmember Gibson commented on the backlog of work and asked that the matter continue to be reviewed.

Councilmember Dowe referred to the funds for Wade Hampton Boulevard improvements and asked for Council's financial support for the Master Plan in future budget years. Regarding the Swamp Rabbit Trail, Councilmember Dowe asked how the connections from the neighborhoods to the Trail are tourism related. Mr. Efirid responded the Trail is a tourism related expense and the neighborhood connections lead to the Trail, so tourism funds can be used. Mayor White referred to similar connections which have been covered by tourism funds.

Mr. Efirid provided a summary of all FY23 Funds, a budget breakdown by fund and category, and a debt service comparison of FY22 and proposed FY23. Regarding Debt Service, Mr. Efirid stated the increase in FY23 is largely driven by the increase in General Fund Debt Service related to the pending issuance of the Neighborhood Infrastructure Bond (NIB) and funding for the Public Safety campus. Mr. Efirid also stated the numbers reflect the Installment Purchase Revenue Bonds that will be issued on June 8. Councilmember Brasington asked for a view one year out, and Mr. Efirid responded absent another action by Council to authorize additional debt, it will continue to decline at a pace of \$8 to \$10 million per year.

Councilmember Dowe asked that columns be added for second and final reading showing the FY2021 ending balance for debt and possibly FY2024 expected debt. Mr. Efirid responded the information is included in the budget documents currently being developed.

Mr. Efirid provided information on the General Fund Fund Balance which is projected to have a balance of \$48,635,974 on June 30, less \$24,246,013 (20% percent) reserve, allowing for approximately \$26,376,380 (21.6% percent) projected unassigned fund balance.

Regarding CIP Assumptions, Councilmember Dowe asked about the difference between line items ED Fund and ED Initiatives. Mr. Efirid responded ED Fund is formerly funded from legacy TIF revenues available for public private partnerships and ED Initiatives supports innovation entrepreneurs through NEXT and other partners, economic development marketing, job development grants and other GLDC related items. Regarding Comp Plan/Land Acquisition, Councilmember Dowe asked about the strategy for open space in the environment and meeting the GVL2040 goal. Assistant City Manager Shannon Lavrin provided a response (*inaudible comments*). Councilmember Dowe stated that \$500,000 is not a meaningful amount for one of the City's top goals. Regarding Main Street trees, Councilmember Dowe asked why it is not in the tourism fund. Mr. Efirid responded it has been a legacy TIF funded project since its inception and that the amount is reflected in the budget as a transfer from the Hospitality Tax Fund to reimburse the item.

Mr. Efirid provided an overview of the budget for the next five years. Mr. Efirid explained the use of funding for façade improvements and stated while the City provides funding as a starter, activity has generated funding resources through Planning and Development. Mr. McDonough provided a response (*inaudible comments*). Councilmember Brasington asked for an update on the tree ordinance and how the City is doing since its passage. Councilmember Stall asked when Council is scheduled to review the Ordinance. Ms. Lavrin provided a response (*inaudible comments*).

Mr. Efirid reviewed projected funding involving the FY23 Tourism Funds. Councilmember Stall asked if the Fund includes discretionary funding for VisitGreenvilleSC. Mr. Efirid responded staff has set aside an amount of funds in Hospitality Tax for an unassigned tourism marketing promotion subject to a recommendation to Council on how to spend the funds. Regarding the line item for Cleveland Park Improvements, Mr. Efirid stated the \$2 million is for the playground and

parking, and advised the court projects are funded. Mr. Efird reviewed the FY23 Enterprise Funds and stated the only substantive changes are adjustments in operations and maintenance. Mr. Efird also reviewed the FY23 Special Revenue Fund – Community Development and advised that the City has received next year's allocation numbers and staff will come back to Council in the future for adoption of a final budget. Mr. Efird explained the amounts provided in the Budget Ordinance serve as a place holder and will be amended once Community Development receives its final recommendations.

Regarding Enterprise Funds, line item Affordable Housing (County Square), Councilmember Dowe asked if the County has pulled the first permit on property in County Square and asked if the City should have the \$2 million, referring to the five year expiration. Mr. Efird responded that he would follow up on the matter.

Councilmember Brasington referred to the General Fund Fund Balance and asked if there is a municipality that Greenville benchmarks itself against that matches the strength Greenville has. Mr. Efird responded that GFOA's recommendation is 16% percent, or about two months of operations, and that Greenville is at 20% percent, or about three months of operations, which is better than the minimum requirement.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. Interim City Attorney Leigh Paoletti recommended going into Executive Session under S.C. Code §30-4-70 (a)(1) to discuss appointments to the City's boards and commissions, subsection (a)(2) proposed contractual matters related to the Liberty Parking Garage, and subsection (a)(5) economic development incentives related to a project on West Washington Street.

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

(Executive Session)

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

With no further discussions, the meeting adjourned at 4:40 p.m.

Latoria Mayes
Deputy City Clerk

Meeting notice posted on May 20, 2022