

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

**Monday, August 24, 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: 129-356-7441**

**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 Pro Tem Flemming called the meeting to order for the purpose of discussing the following matters.

Affordable Housing Update

Community Development Administrator Ginny Stroud and Bryan Brown with Greenville Housing Fund provided a presentation on the agenda item, as located in Council's Agenda packet. Ms. Stroud and Mr. Brown provided an update on affordable housing including a review of the City's accomplishments in 2019-2020, a mapping of completed affordable housing projects, affordable housing in Haynie-Sirrine Neighborhood, Greenville Housing Fund strategic planning, Greenville Housing Authority investment opportunities, and Affordable Housing Action Fund available from sponsorships.

Councilmember Dowe asked if the City is participating in the Church Street Place project with it being located outside of the City. Ms. Stroud responded the City is not participating financially, however, the Greenville Housing Fund (GHF) has committed some financial assistance. Mr. Brown responded that GHF has been working with Housing Connections and has provided a provisional conditional commitment letter application towards obtaining a state grant. Ms. Stroud stated the development has been speaking with Greenville County Redevelopment Authority as an additional source of funding. Mr. Brown advised GHF is supportive of housing for homeless individuals and is wanting to expand that footprint.

Councilmember DeWorken asked how Council can either through appropriations or policy do a better job to addressing homeless citizens in Greenville. Ms. Stroud responded that city staff has

been working with some of the homeless providers and has some ideas on how the City can continue to support homeless service providers. Mr. Brown referred to working with United Housing Connections and United Way on a demonstration project involving support for the master lease program, rental assistance, and landlord insurance fund, and to focus on moving vulnerable families in hotels to stable housing, among other opportunities.

Ms. Stroud presented an interactive map which serves as a database providing information on developments including ownership, neighborhood, developer, and investment information for affordable housing. In viewing the database presentation, Councilmember Flemming stated that moving forward the City has to do a better job with homeownership because it is the greatest investment to the community.

Mr. Brown advised GHF will be updating its strategic plan for both the City and the County including information for the next 10 years. Councilmember Gibson asked if there is a diversity component to the strategic plan. Mr. Brown responded that it will be covered in the deployment and execution of the strategies itself. Mr. Brown stated as part of the work they are going to launch a coalition and are going to have a diverse membership to connect contractors to developers and other non-profit and for-profit organizations.

#### Swamp Rabbit Trail Extension Master Plan

Assistant City Manager Shannon Lavrin, Economic Development Project Manager Kevin Howard, and Craig Lewis with Stantec provided a presentation on the agenda item, as located in Council's Agenda packet. Mr. Howard commented on the reason for a master plan and information involving the study area, the timeline of public meetings conducted, the core values of walkability, equity, and diversity, the project goals, top project priorities, mobility and access strategy, overall development strategies, top public priorities, and implementation of policy and infrastructure.

Councilmember Brasington asked if the Top Public Priorities are in a prioritized order, and Mr. Howard responded no, and he stated it is probably intentional to allow for flexibility as opportunities occur with each priority. Councilmember Brasington asked if there has been conversation regarding sequencing among the priorities. Mr. Howard responded that out of all the priorities enhancing the crosswalks has been key as well as linking the neighborhoods to the trail. Councilmember Brasington asked about cost estimates, and Mr. Howard responded that he has a cost estimate of approximately a seven figure sum for the enhancement of the crosswalks, which includes right of way acquisitions and retaining walls.

Councilmember Gibson asked where the proposed realignment is on Laurens Road. Mr. Howard responded after discussions and in consideration of COVID-19, the developers are reassessing their plans at this time and he will provide an update once one is received. Mayor White asked about the former SCDOT site, and Mr. Howard responded he has not discussed the project recently with the developer but will follow up. Mayor White stated it is important on the corridors to be in constant contact with the prospective projects.

Councilmember Flemming asked if the affected communities and properties have been notified of the Master Plan. Mr. Howard responded the City has not sent anything individually, however, meetings have been publicized which has created good participation. Councilmember Flemming suggested providing some type of notification to all of the affected properties. Councilmember Gibson requested additional communication with the Nicholtown Community as well.

Councilmember Flemming shared concerns with creating bicycle lanes in some areas for safety purposes and with some intersections left out of the implementation and infrastructure slide. Mr. Howard responded there are certain intersections that are being reviewed separately with developers.

Councilmember Brasington asked about additional improvements other than mast traffic signal arms in the financial costs, and Mr. Howard responded the cost estimates include sidewalk improvements and curbs as well.

In summary, Mr. Howard stated there will be a final public open house in September and the adoption process will begin in October with presenting the Master Plan and Design Guidelines to the Planning Commission for approval and then to City Council for adoption. Mr. Howard stated the construction of the trail is anticipated to be completed by the end of 2022.

#### Wireless Facility RF Testing and Safety Training

Assistant to the City Manager and Sustainability Coordinator Michael Frixen provided a presentation on the agenda item as located in Council's Agenda packet. Mr. Frixen provided background information regarding public concerns for antennas supporting wireless cellular networks emitting radio frequency and the nationwide standards set by the Federal Communications Commission. Mr. Frixen referred to 47 U.S. Code §332(c)(7)(B) and provided options for Greenville regarding RF Testing including the pros and cons of: (1) Outside testing; (2) City testing; and (3) No-Action Alternative. Mr. Frixen also referred to occupational risks and proposed safety training with hiring a professional consultant to work with employees who might come close during work to the devices. Mr. Frixen stated staff is leaning towards option 1, outside testing.

City Manager John McDonough asked for the number of applications received in the first batch, and Engineering Services Manager Dwayne Cooper responded the City has received 52 for Verizon locations. Mr. Cooper stated the first applications are 4G, however, designs have been submitted that allow for 5G.

Councilmember Flemming asked what fees the City would be charging to recoup the costs for third party testing. Mr. Cooper responded the communication companies pay a franchise fee but there are no encroachment fee, so there is no fee schedule. Mr. McDonough commented on his experience with negotiations in Georgia and recommended staff reviewing the federal regulations further for potential fee opportunities.

Councilmember Gibson asked for the reason for option 1 versus option 2, and Mr. McDonough responded that consideration is being given to efficiency and costs and that staff is still reviewing the matter. Councilmember Dowe asked what Columbia and Charleston are doing and if there is a way to approach the state regarding fee recoupment. Mr. Frixen responded that those cities do not have testing in place. Mr. McDonough stated Greenville is on the cutting edge based on the concerns that have been heard in the community and that based on the research completed, the City might want to be more proactive in its approach.

Councilmember Brasington asked if the 52 applications are disbursed throughout the City, and Mr. Cooper responded the applications received are more condensed. Mr. Cooper stated the City is beginning to see more inquiries from other companies.

Short Term Rentals

Due to time restraints, this item was deferred to the Formal Meeting and presented under staff reports.

Motion - Executive Session

During the open Work Session, Vice Mayor Pro Tem Stall 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 Gibson moved, seconded by Councilmember DeWorken, to go into Executive Session. There was no opposition voiced.

(Executive Session)

There being no further discussions, Councilmember Brasington 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 August 21, 2020