



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, October 12, 2020 - 5:30 p.m.

Greenville City Hall - Closed to the Public

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

Remote Viewing Location:

Greenville Convention Center, 1 Exposition Drive – Room 102

1. **CALL TO ORDER**
Mayor Knox H. White
2. **INVOCATION** (Suspended)
3. **PLEDGE OF ALLEGIANCE** (Suspended)
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 28, 2020; Approved as amended
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
7. **CITIZENS WISHING TO ADDRESS COUNCIL**
None
8. **PRESENTATION**
None
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 Brasington moved, seconded by Councilmember Stall, to approve second and final reading of agenda item 11a of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance amending Section 36-136 of the Code of Ordinances of the City of Greenville to expand the availability of certain public space for special events on a limited basis and to allow the City Manager to deny a special event permit for reasons of public health
(Presented by Deputy City Manager Eden Freeman)

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. A Fourth Supplemental Ordinance providing for the issuance and sale of a City of Greenville, South Carolina, Stormwater System Revenue Bond, Series 2020, in the principal amount of not exceeding \$3,100,000; and other matters relating thereto
(Presented by Office of Management and Budget Director Matt Efird)

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

Councilmember Dowe asked if the funding had to be used specifically for the Unity Park Stormwater, which includes the river restoration, even if the total cost was less than this amount. Office of Management and Budget Director Matt Efird responded the use of the stormwater bonds is not tied specifically to Unity Park but must be spent on stormwater projects.

After discussion, the motion carried 6-0 with Mayor White abstaining. *(See attached statement.)*

- b. An Ordinance to appropriate funding in the amount of \$100,000 for the provision of pedestrian street lights on Spring Street and Coffee Street adjacent to the new Federal Courthouse
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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

Real Estate Development Manager Mary Douglas Hirsch stated the City has been made aware the General Services Administration (GSA) does not have funding for pedestrian lights next to the new Federal Courthouse. Ms. Hirsch stated the City believes there is a need for lighting, so it will pay for lights on Spring Street and Coffee Street and ask GSA to cover the costs for lights on the E. North Street side.

After discussion, the motion carried unanimously.

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

- a. Resolution consenting to the inclusion of property in a Multi-County Industrial/Business Park and authorizing the execution and delivery of an Intergovernmental Agreement with Greenville County, South Carolina in furtherance of the McClaren Project
(Presented by Assistant City Manager Shannon Lavrin and Office of Management and Budget Director Matt Efird)

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

Assistant City Manager Shannon Lavrin said Lighthouse Greenville, LLC, is requesting its property be included in a multi-county industrial business park. Ms. Lavrin said the project is located on Rhett Street and Wardlaw Street and advised it includes 246 apartments, a 424-car garage, a public plaza, retail space, and 49 (20%) affordable units with 24 of those at or below 60% percent AMI (Area Median Income) and 25 at or below 80% AMI. Ms. Lavrin stated the site is located at the former McClaren Medical Shelter, which has been moved by the developer and is currently being stabilized.

Ms. Lavrin said she and Ms. Hirsch spoke to the developer following today's Work Session and can confirm the following information: (1) the affordable housing units will be scattered throughout the building and will not be clustered in one area; (2) the developer will be meeting the HUD guidelines regarding the definition of affordable housing as well as any guidelines imposed by that definition and set by the Greenville Housing Fund; and (3) the developer has committed to a certain number of parking spaces available to the public at the same rates as other Westend parking facilities.

Councilmember Dowe asked if language could be added to the Resolution to ensure the developer will abide by what is considered affordable housing according to the HUD guidelines and the percent of income spent on rent and utilities will not be more than 30% of the person's gross income. City Attorney Mike Pitts responded it could be amended or the item could be deferred to the next meeting to allow for further discussions with the developer. Councilmember Stall said the developer should be involved in the conversation before this condition is added. Councilmember Flemming agreed with the addition of the language and said the language has been in all HUD guidelines for almost 35 years. Councilmember Flemming recommended moving forward and not delaying action.

Ms. Lavrin recognized developer David Mann in attendance to respond to the questions. Mr. Mann stated it is standard operating procedure to have the 30% guideline but added the tenants also cannot exceed a certain income to qualify for the affordable housing. Mr. Mann also stated the Greenville Housing Fund is serving as a funding source for the project and it is very familiar with the guidelines.

Mayor White asked if an amendment could be made to the Resolution in order to proceed to a vote. Mr. Pitts suggested language to include an additional term for qualifying low-income residents requiring no more than 30% of their gross income would be spent on rent and utilities. Councilmember DeWorken asked if the specific

language of the HUD guidelines had to be included. Mr. Pitts responded the additional condition needed to be included for passage.

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend the definition of “affordable housing requirement” on page seven (Attachment 2, Intergovernmental Agreement) of the Resolution to follow the HUD definition of affordable housing.

After discussion, the motion to amend the Resolution carried unanimously.

The motion, as amended, carried unanimously.

- b. Resolution to amend the city of Greenville’s procurement procedures
(Presented by Office of Management and Budget Director Matt Efir)

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

Office of Management and Budget Director Matt Efir referred to the amendments and stated the biggest change is the increase from \$25,000 to \$50,000 for non-professional services items which will provide the departments with greater efficiency and flexibility.

After discussion, the motion carried unanimously.

- c. Resolution to extend the tenure of the Ad Hoc Citizen Advisory Committee on Public Safety
(Presented to City Attorney Mike Pitts)

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

Mr. Pitts stated the request comes from the Committee allowing for the completion of their work after receiving recent survey responses.

After discussion, the motion carried unanimously.

17. NEW BUSINESS — (Emergency Ordinances – Final Reading)

- a. Emergency Ordinance requiring individuals to wear face coverings in certain circumstances, and matters related thereto
(Presented by City Attorney Mike Pitts)

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

Mr. Pitts stated the Emergency Ordinance extends the original Ordinance and provides additional clarity defining *retail establishment* and *face covering* as well as the latest Executive Order from the Governor as it pertains to restaurant operations.

After discussion, the motion carried unanimously.

18. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Bill Cooper is the new Administrator of the Greenville Zoo. Mr. Cooper reminded Council of Boo in the Zoo, which begins this weekend.
- b. The contractor at Unity Park is preparing to fence off the river behind The Commons to start preparation for the stream bank restoration work.
- c. The Stone Lake Dam reconstruction bid has been awarded to Lindler's Construction.
- d. Greenville has been recognized as the sixth best small city in the United States in Conde' Nast's magazine.
- e. The City has launched the Energy Action Month by highlighting recycling and the use of electric buses at Greenville Transit.
- f. The Office of Management and Budget has earned the GFOA Award for financial reporting for the 32nd year. Congratulations!
- g. There are a couple of major bids out for construction, including bids for the Bobby Pearse Community Center and the Laurens Road Armory Garage.
- h. The City Manager conducted his annual meeting with the City's Boards and Commissions Chairs to receive comments regarding overall activity of their groups. Thanks to the staff liaisons for their work and assistance.

Councilmember Dowe recognized the efforts of the OMB Department and thanked Mr. Eford and retired OMB Director Kai Nelson for their hard work. Mayor White noted the City continues to receive AAA Bond Ratings, which is one of two cities in the state with that distinction. Mayor White asked for the last day for Census reporting and was advised the deadline has been extended to October 31.

- 19. ADJOURN.** There being no further business, the meeting adjourned at 6:06 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: Mayor Knox H. White

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 AGENDA

Agenda Item No. 15a

A Fourth Supplemental Ordinance providing for the issuance and sale of a City of Greenville, South Carolina, Stormwater System Revenue Bond, Series 2020, in the principal amount of not exceeding \$3,100,000; and other matters relating thereto

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: October 12, 2020

Signature: 

Print Name: Knox H. White

Accepted: _____
Mayor

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


City Clerk