

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

**Monday, May 18, 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: 711-692-159**

**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.

Budget and CIP Workshop # 3

City Manager John McDonough provided a presentation on the agenda item, as located in Council's Agenda packet. Mr. McDonough stated the proposed budget is designed to set Council priorities and to handle future financial needs. Mr. McDonough reviewed the budget process and conceptual framework. Mr. McDonough provided a list of highlights and changes to the budget from responses received during workshop #2 on May 11.

Councilmember Dowe asked about funding on the three bridges for the Swamp Rabbit Trail and stated the bids have not come in yet, so the City does not know if the proposed funding will cover one, two or all three bridges. Mr. McDonough agreed with the comment. Councilmember Dowe asked if Greenville Tech is participating in funding the additional 911 communicator position, and Mr. McDonough responded that Greenville Tech will be covering the costs for that position. Mayor White thanked Mr. McDonough for listening to Council's concerns and adjusting the budget.

Mr. McDonough commented on the City's interest in being conservative in determining revenue and expenses and recommended not using one-time revenue sources for ongoing expenses, which tends to create deficits during the following years. Mr. McDonough referred to Council's top ten priorities used in developing the budget.

Office of Management and Budget Director Matt Efirid provided information on the summary of all funds. Mr. Efirid referred to rebuilding of the budget over the past two months since the COVID-

19 virus. Mr. Efird presented the summary of all funds, budget breakdown, debt service, and budget assumptions for capital and capital improvement projects (CIP). Mr. Efird provided the proposed general fund budget summary with the projected FY2021 Available Fund Balance of \$3,994,870 and stated Council policy requires 20% percent to be held in reserve.

Councilmember DeWorken asked about the \$6.1 million in deficit and where it is made up. Mr. Efird responded the one time expenditure is being paid out of the reserves and stated the \$6.1 million is entirely made up of CIP projects. Councilmember Brasington asked how often the City has used fund balance as part of the budget funding. Mr. Efird responded it is not unusual for the City to dip into CIP to provide funding. Councilmember Brasington referred to the proposed amount being close to 30% percent of the budget using the fund balance funds and asked if the projections hold now, will the City be unable to provide funding similar for next year. Mr. Efird responded yes, the City will not be able to provide funding from the fund balance next year similar to this amount.

Mayor White stated the objective is that the City does not dip into the 20% percent reserve fund. Councilmember Dowe asked if there is any reason to be holding beyond 20% percent versus using it at the end of the year to serve the people. Mr. Efird asked Council to remember the number of unfunded capital projects currently on the list and the excess funding assists in covering those projects. Councilmember Flemming recommended that in light of the current financial status with COVID-19 that the City be conservative with the \$4 million excess projected. Mayor White commented on how fortunate the City is to have the excess funds and the uses it has been applied to in past budgets.

Mr. Efird provided a comparison of the General Fund Revenues and Expenses from FY2020 and proposed FY2021. As a reminder, Mr. Efird also provided FY2021 General Fund Operating Budget COVID recovery measures the City is following. Mr. Efird reviewed the amended General Fund service enhancements and amended CIP.

Councilmember Dowe referred to the one-stop permitting center and stated she would include as part of the goals improving the process and the turnaround time. Councilmember Dowe also stated she does not have a problem with proposing the funding, however, she would like to see metrics on how the turnaround time will be reduced and how many more people will be able to go through the process. Councilmember Dowe shared she wants to take care of our current customers which addresses big developers as well as city residents. Councilmember Dowe also shared comments regarding affordable housing and stated the City made a commitment of \$5 million for five years and that the amount is reduced while being one of the highest priorities. Councilmember Stall responded the initial plan was to do \$500,000 last year and provide \$2 million next year related to bonding. Councilmember Dowe responded the budget recommended \$2 million for this year. Mr. Efird responded the FY2020 CIP contemplated a \$2 million bond issue for FY 2021 and \$5.5 million over the next five years for affordable housing. Mr. Efird stated the major change is that the funding be directed from the West End Garage to the housing fund and advised the initial presentation included no funding for affordable housing. Councilmember Dowe responded she wants to be crystal clear that her understanding is the money from the parking fund tied to the County Square to total up the \$7 million for the County Square project was incremental and was never designed to replace the City's obligation to fund affordable house with the vision presented prior to County Square coming to the table. Mr. McDonough responded that Councilmember Dowe is correct, that the City is still committed to \$5 million over the five years

and that we hope to look at the fund balance mid-year to increase funds to the \$1 million commitment for this year.

Councilmember Gibson stated moving forward he wants to make sure the City is meeting its commitment. Councilmember Gibson also stated what he is missing from the budget is funding for public transportation and he wants to make sure it is not left out. Mr. Efirm responded that there is approximately \$1.3 million in city funding in the proposed budget and that the City has increased its contributions over the past few years. Mayor White stated the City has also been able to nudge the County to increase their funding for GTA as well. Mayor White also stated the figures are not arbitrary and are based on the GTA master plan.

Councilmember Brasington referred to the Neighborhood Parks Program and stated the funding is a conservative amount. Councilmember Brasington asked if underlying investments will remain stable, and Mr. McDonough responded it will and that he will be speaking with the County Administrator to review the contract moving forward. Councilmember Brasington shared appreciation for funding on the additional traffic calming measures. Councilmember Brasington thanked Councilmember Dowe for her comments regarding the one stop permitting center and stated from a reality standpoint the only facet to have a decrease is the planning and development services and stated he also requests metrics over the coming months to that show by gaining efficiencies how we can reposition resources from a forward looking basis. Councilmember Brasington recommended resurfacing the projections for the \$5 million projects for affordable housing.

Councilmember Flemming recommended visually comparing programming and CIP dollars to show what funding is being spent on, and Councilmember Gibson agreed. Councilmember DeWorken stated for next year's budget, he is going to strongly recommend the need for improved pedestrian crossings. Councilmember Flemming added that we need better assistance with state roads as well.

Mr. Efirm reviewed the major tourism funds including the hospitality tax fund, HTAX transferred to the general fund, state accommodations tax fund, local accommodations tax fund, and Tourism Funds CIP including the history of the CIP. Mr. Efirm also reviewed the enterprise and special revenue funds and stated there is no increase anticipated for any of these funds, however, it does require transferring general funds to cover the costs.

Mr. Efirm stated the event management special revenue fund has not been discussed previously, however, it is being provided as information at this time. Mr. Efirm stated the funding was significantly impacted by COVID-19 and while it is usually creating funding for use, it will be using funding this time to cover its expenses. Mr. Efirm reviewed the TIF funds providing the beginning and ending fund balances.

Mr. McDonough advised that the public hearing and first reading of the Ordinance will be presented during tonight's Formal Meeting of City Council.

South Downtown Master Plan Update

Real Estate Development Manager Mary Douglas Hirsch introduced Rob Robinson with Urban Design Associates who provided a presentation on the agenda item, as located in Council's Agenda packet. Ms. Hirsch commented on areas of the presentation while waiting for Mr.

Robinson to join the meeting. Ms. Hirsch referred to small area plan objectives including the current steps in process, community feedback, and determining what is missing from the plan. Mr. Robinson commented on the approach, the analysis of the proposed frameworks, including the County Square plan, existing character along different south downtown streets, and block regulations.

Councilmember Dowe asked how they are keeping the community engaged in the process during COVID-19. Mr. Robinson responded he does not believe they will be back together in June, which was originally anticipated. Mr. Robinson recommended conducting a survey. Mayor White asked if conversations have been conducted with the major landowner, and Mr. Robinson responded that he anticipated discussions internally prior to sitting down with the landowner. Mr. Robinson stated he feels good about the proposal. Mayor White referred to the need for infrastructure.

Councilmember Flemming stated by looking at the visuals, everything is tall and does not have a vision of single family housing. Councilmember Flemming suggested sharing the right message with the community/

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 subsection (a)(2) to receive legal advice covered under attorney-client privilege involving the Stone Avenue takings issue.

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

(Executive Session)

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

With no further discussions, the meeting adjourned at 5:31 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on May 15, 2020