



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, November 27, 2023 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Pro Tem Lillian Flemming

2. **INVOCATION**

Mayor Pro Tem Flemming

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe.

Absent: Mayor Knox White

5. **APPROVAL OF THE MINUTES**

November 13, 2023; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Joe Farmer, 207 Alpine Way, spoke to express concern regarding the conduct and supervision of the City's boards and commissions and requested that Council create a separate supervisory board whose members would act as liaisons between the City's boards and commissions and Council.

Jack Logan, 5051 Old Augusta Road Apt C, Greenville, spoke to express concern regarding a fatal shooting at Red at 28th, located at 1237 Pendleton Street, that occurred November 26, 2023. Mr. Logan asked for Council and staff to ensure that businesses follow state law and meet SLED requirements regarding security and to close businesses if they are unable to meet such requirements.

8. **PRESENTATION**

Financial Audit Presentation

Chief Financial Officer Patricia Dennis introduced Larry Finney of Green Finney and Cauley, LLP to present an opinion of the FY 2022-2023 audit and financial statement of the city of Greenville as of June 30, 2023.

Mr. Finney stated the total fund balance for the General Fund is \$39.5 million as of June 30, 2023, which is a decrease of approximately \$600,000 from the previous year. Mr. Finney also stated the unassigned fund balance is approximately 25% percent, or \$25.4 million, of 2023 actual expenditures and is above the 20% percent minimum required by city policy.

Mr. Finney stated the General Fund revenue for the FY 2022-2023 totaled \$114.7 million, which was a 5.7% percent, or \$6.2 million, increase from the FY 2021-2022. Mr. Finney also stated the General Fund expenditures totaled \$101.4 million, which is an 11.4% percent, or \$10.4 million, increase from the previous year. Mr. Finney added that expenditures were 3.7% percent, or \$3.9 million, under budget.

Mr. Finney advised that a single audit was performed, as required by the federal government, and the funds selected for the audit were the Community Development Grant and Housing Opportunities for Persons with AIDS. Mr. Finney stated there were no findings or issues noted in those audits. Mr. Finney announced the City has received an unmodified opinion, which is the best opinion it can receive, and has a healthy financial condition as of June 30, 2023. Mr. Finney recognized the City as their firm's only client in South Carolina to receive all three GFOA awards, the Distinguished Budget Presentation, the Certificate of Achievement for Excellence in Financial Reporting, and the Outstanding Achievement in Popular Annual Financial Reporting.

9. PUBLIC HEARING

None

10. RECOGNITIONS AND 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 Gibson moved, seconded by Councilmember Stall, to approve second and final reading of agenda items 11a and 11b of the Consent Agenda. The motion carried 6-0.

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

- a. Ordinance to appropriate \$1,830,898 in Capital Projects Funds through the Public Space Upgrades and Safety Improvements allocated in the South Carolina State Budget for Fiscal Year 2023-2024
- b. Ordinance to enter into a development agreement with West End Stadium, LLC for the design and construction of public improvements at the corner of Field Street and Augusta Street and to appropriate \$232,500 in additional funding from the Economic Development Project in the Capital Projects Fund for the project

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

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| REGULAR AGENDA |
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14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to appropriate \$564,702 in contributions from the Greenville Zoo Foundation in the Greenville Zoo Fund for the construction of a new Africa Plaza

Councilmember Gibson moved, seconded by Councilmember Brasington, to approve second and final reading. The motion carried 5-0, with Councilmember Dowe abstaining. *(See attached Statement.)*

- b. Ordinance amending Chapter 8 of the Code of Ordinances of the City of Greenville, Sections 8-2 and 8-280, and repealing and replacing appendices A and B in order to update the Class Schedule as required by Act 176 of 2020

Councilmember DeWorken moved, seconded by Councilmember Gibson, to defer the item to December 11. The motion to defer passed unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate \$15,000 in the Miscellaneous Grant Fund for the FY 2023 South Carolina State Homeland Security Grant Program

Councilmember Brasington moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

- b. Ordinance to rezone approximately 3.479 acres of real property located at North Pleasantburg Drive and Lowndes Hill Road from RC-3, Community 3 District, to MX-3, Mixed Use 3 District (Tax Map Numbers 0282000201401, 0282000201500, and 0282000201300)(Z-14-2023)

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

Planning Administrator Mary Douglas Hirsch advised that the rezoning of the referenced property would allow for the construction of office space for a local development company.

Councilmember Dowe asked for clarification on the boundaries of the rezoning. Ms. Hirsch advised that the rezoning would include three parcels of the property.

Councilmember Dowe asked if the purchase of the property occurred before June 30, 2021, and whether the planned construction is compliant with the Tree Ordinance. Councilmember Brasington requested that proof of compliance be emailed to Councilmembers prior to the ordinance's second reading. Councilmember Dowe stated this is the first example along Pleasantburg Drive where there is room for

improvement. Councilmember DeWorken mentioned that South Carolina Department of Transportation has plans to repave a section of North Pleasantburg Drive in that area.

After discussion, the motion carried unanimously.

- c. Ordinance repealing and replacing Chapter 42, Article III, Division 3 of the Code of Ordinances of the City of Greenville regarding permit parking districts

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve first reading.

Councilmember Dowe asked if the communities could define their own geographic boundaries. Deputy City Manager Brandon Madden responded affirmatively and advised that City staff would assess the proposed geographic boundaries to confirm the district meets certain requirements.

Councilmember DeWorken asked whether district boundaries must end at an intersection or if the boundary may end at a certain property line. Mr. Madden advised that City owned streets are required to have a minimum of 20 spaces, but that the boundary of the district may end where the community proposes.

After discussion, the motion carried unanimously.

Mayor Pro Tem Flemming asked how communities would be informed of the process of petitioning for a permit parking district. City Manager Shannon Lavrin advised that information will be provided the Neighborhood Associations by Public Engagement Manager Leslie Fletcher.

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

- a. Resolution to approve a Naming Opportunity Agreement with Craig and Vicki Brown for the Ballfield at Unity Park

Councilmember Stall moved, seconded by Councilmember Gibson, to approve first and final reading. The motion carried unanimously.

- b. Resolution to consider amending the Greenville Development Code to clarify distinctions between Residential Use Categories and provide additional definitions related thereto

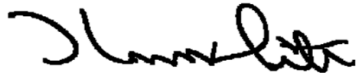
Councilmember Gibson moved, seconded by Councilmember Stall, to approve first and final reading. The motion carried unanimously.

17. STAFF REPORTS

City Manager Shannon Lavrin provided information on the following items:

- a. Office of Management and Budget. Ms. Lavrin thanked the Office of Management and Budget for their assistance during the Financial Audit and for their efforts in maintaining a healthy financial condition for the City.
- b. Holiday Happenings. Ms. Lavrin acknowledged the Parks, Recreation and Tourism Department for their efforts in organizing notable holiday events for the City. Ms. Lavrin encouraged the public to attend festivities including the Night of Lights tree lighting on December 1 and the Poinsettia Christmas Parade on December 2.

18. ADJOURN. There being no further business, the meeting adjourned at 6:02 p.m.



KNOX H. WHITE, MAYOR

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON NOVEMBER 22 , 2023.



STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Mayor, or Presiding Officer of Greenville City Council
FROM: Councilmember Dorothy Dowe

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. 14a

Ordinance to appropriate \$564,702 in contributions from the Greenville Zoo Foundation in the Greenville Zoo Fund for the construction of a New Africa Plaza

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: November 27, 2023

Signature:

Print Name:

Dorothy Dowe

Accepted:

Mayor Pro Tem

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

City Clerk