

**City Council of the City of Greenville
2021 City Council Retreat**

**Monday, February 19, 2021
9:00 a.m. and 1:00 p.m.**

Greenville City Hall is currently closed to the public.

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

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive

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 session to order.

GVL2040 Implementation Tools

Assistant City Manager Shannon Lavrin presented a video providing an overview of the GVL2040 Comprehensive Plan. Ms. Lavrin introduced Dr. Barry Nocks and Thomas Eddington with czd, LLC who facilitated discussions regarding the implementation of the Comp Plan as included in the presentation document.

Dr. Nocks reviewed the basic purpose of the Comp Plan, the community's core values, and the three priorities: (1) open space and the environment, (2) affordable housing opportunities, and (3) transportation and mobility. Dr. Nocks also reviewed the implementation process of the Comp Plan including Phase I, laying the groundwork and proof of concept (2021-2022), Phase II, refining systems and scaling up (2023-2025), and Phase III, continuous evaluation and strategic adjustments (2026-2040). Mr. Eddington discussed steps in achieving the Comp Plan's vision and nodal development.

Regarding Phase I, Dr. Nocks stated the focus will be on economy, open space and environment, land use, housing, and transportation goals. Dr. Nocks also stated immediate priorities are to update the Land Management Ordinance to reflect the GVL2040 vision, to adopt an economic development strategic business plan, to formalize a process to develop detailed annual action plans to advance the vision and adapt as needed to changing conditions implementing GVL2040, and to adopt a consistency policy.

Council dialogued regarding the information presented, and Dr. Nocks, Mr. Eddington and staff participated in the discussions. Comments focused on economy, open space, land use, affordable housing, transportation, and infrastructure. Additional topics of discussion included annexation, neighborhood character, zoning, environment, and parking, among others. Council discussed hiring a consultant and staff for amending the Land Management Ordinance and implementing the Comp Plan.

Dr. Nocks provided information on developing and approving a policy to maintain consistency with the Comp Plan and recommended giving staff directions to develop an accountability statement.

City Council recessed at 12:10 p.m. for a one-hour lunch and reconvened at 1:15 p.m.

Top Ten Priorities

City Manager John McDonough introduced the remaining Top Ten Priorities of City Council for discussion during the afternoon session. Mr. McDonough encouraged Council to consider whether any adjustments or improvements are necessary as each priority is presented and discussed.

#2 Environmental Sustainability

Sustainability Coordinator Michael Frixen provided highlights on the current environmental sustainability work plan as included in the presentation document. Mr. Frixen pointed out that many of the municipal departments and operations have already implemented sustainability efforts over time. Mr. Frixen referred to the strategic focus areas including (1) sustainability measures, (2) stormwater management, (3) tree preservation ordinance, and (4) enhance green infrastructure.

Public Works Director Mike Murphy and Engineering Services Manager Dwayne Cooper provided an update on work in Unity Park and along the Reedy River and a review of projects completed and being monitored by staff including Richland Creek water quality, Reedy River stabilization in Cleveland Park, and McPherson Park water quality. Mr. Cooper referred to infill stormwater and stated the City will be finalizing revised infill requirements, stormwater will be mitigated for single family homes using lid methods, and the City will modify and implement the County guidelines for its use.

Ms. Lavrin provided highlights on the preservation and protection of the tree canopy. Mr. Frixen presented additional updates on the City's participation and promotion with local and national sustainability initiatives and projects anticipated for the coming year.

#3 Public Safety

Police Chief Howie Thompson and Fire Chief Stephen Kovalcik provided highlights from FY21 in public safety as included in the presentation document. Chief Thompson referred to the strategic focus area of the Police Department and shared information regarding the development of a five-year strategic plan (2021-2025), accomplishments during the past year, recommendations and results from the Citizen Advisory Committee on Public Safety, and recruitment efforts, among other items.

Chief Kovalcik commented on the strategic focus areas of the Fire Department and shared the priorities for FY22 involving each of those areas. Chief Kovalcik provided information on accomplishments from the past year and goals moving into the future.

#1 Affordable Housing

Greenville Housing Fund President and CEO Bryan Brown provided highlights from 2020 and priorities and goals for FY21 as included in the presentation document. Mr. Brown commented on plans in creating funding opportunities for affordable housing, along with other priorities mentioned. Mr. Brown referred to anticipated projects and anticipated housing connected with those projects. Mr. Brown shared GHF's top 5 goals for its 10-year affordable housing strategy

and submitted a dashboard of information which will become available to the public providing information on the supply of affordable and workforce housing in the City.

Community Development Financial Coordinator Rebecca Edwards provided information on the sustainability of affordable housing and homeless initiatives. Ms. Edwards presented commented on the following: prevention and upcoming efforts, owner-occupied rehabilitation and new construction homes, property acquisition, special tax assessments, marketing and outreach, hotel conversion, and community engagement and empowerment opportunities.

#10 Recreation and Events

Interim Events and Cultural Affairs Director Tara Eaker provided highlights from the FY21 goals and events as included in the presentation document. Ms. Eaker reviewed to the work performed by the Arts in Public Places Commission and commented on the success of the events in light of the past year and COVID. Ms. Eaker referred to the FY22 strategic focus areas and shared information in moving forward.

Zoo Administrator Bill Cooper provided highlights from the past year and information on the FY22 strategic focus areas of the Zoo.

Interim Parks and Recreation Director Angie Prosser provided highlights regarding parks and recreation activities which have occurred during the past year. Ms. Prosser referred to a programming assessment that has been completed for use in determining community needs and desires and aesthetic work that has taken place with the facilities. Ms. Prosser provided information on the FY22 strategic focus areas and commented on efforts to establish levels of service and standard operating procedures for Parks and Grounds.

#9 Economic Development

Economic Development Director Merle Johnson provided highlights from FY2021 and anticipated efforts and projects for the coming year as included in the presentation document. Mr. Johnson commented on special focus areas, including retail recruitment and retention and potential prospects, and referred to challenges the City is experiencing during the current climate. Mr. Johnson shared information on efforts in reaching out to existing industry and business development and discussed refocusing efforts on a job development grant and potential partners. Mr. Johnson recognized entrepreneurial and innovation development efforts as well as support partners and initiatives and provided information on the marketing campaign and partnering opportunities and the ecosystem partnership development studies and strategies.

Mr. McDonough thanked Council for their participation during the retreat and asked for Council's comments regarding the priorities as established. Mr. McDonough referred to additional discussions on priority items that will be scheduled for another time. Mayor White agreed with Council considering the information presented and providing feedback. Mayor White suggested creating two separate lists, internal and public, which expresses the City's priorities.

With no further discussions, the meeting adjourned at 5:00 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on February 16, 2021