

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

**Monday, April 26, 2021
2:00 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 meeting to order for the purpose of discussing the following matters.

Budget Workshop FY2022 - #2

City Manager John McDonough introduced the agenda item and a document presentation as located in Council's agenda packet providing an update of the FY22 Budget process and focus following Council's discussion during the Work Session on April 12.

Office of Management and Budget Director Matt Efirm provided a recap of the FY22 Budget conceptual framework and budget assumptions. Mr. Efirm also provided the proposed timeline for the budget approval. Mr. Efirm stated the workshop goals for today are to receive feedback and direction from City Council in developing the FY22 Budget, update, and review of the FY22 planning assumptions, and understand priorities as part of the City's service delivery and capital programs.

Mr. Efirm provided information regarding the General Fund including (1) fund balance reserve and policy, (2) projected General Fund undesignated fund balance, (3) unfunded CIP needs, (4) General Fund Revenue Comparison, (5) FY2021 General Fund Operating Assumption, (6) FY 22 General Fund CIP Assumptions, (7) FY22 Economic Development Fund, (8) Tourism Funds, and (9) Enterprise Funds.

Mr. Efirm stated the projected undesignated fund balance after the 20% percent reserve is anticipated to be approximately \$10.5 million and a projected FY22 available fund balance is anticipated to be almost \$2.8 million above the reserve. Mr. Efirm commented on the CBD and West End TIF expiring in FY22 and the funds being redirected to the General Fund.

Among other things, Council commented on equitable services throughout the City, the use of the HTAX funding, the addition of a Homeless Service Coordinator, the additional staff and resources

for planning and development, affordable housing, tree funding, TIF funds, and neighborhood infrastructure.

Councilmember Brasington requested an update before the new fiscal year on efforts with the tree project plan. Councilmember Brasington also suggested inviting VisitGreenvilleSC to provide a presentation to Council sharing how the tourism funds are being used. Councilmember Dowe requested a policy in allocating funds as a neighborhood dividend to use as a rainy-day fund for unexpected needs.

Regarding the Neighborhood Infrastructure Bond Program, Mr. McDonough stated the presented list is general in nature and the plan is to come back to Council in late summer or early fall with more specific information including projects and amounts.

Land Management Ordinance Interim Solutions

Assistant City Manager Shannon Lavrin provided a presentation of information involving interim solutions to text amendments in the Land Management Ordinance in supporting the goals and priorities of the GVL2040 Comp Plan as located in Council's Agenda packet. Ms. Lavrin referred to a proposed moratorium presented to Council during their meeting on March 22 and Council's request to receive input from a steering committee. Ms. Lavrin referred to proposed text amendments, the implementation of a Land Management Ordinance website page to keep the public informed of the status, working with the community on interim alternatives and other miscellaneous planning alternatives.

Ms. Lavrin provided considerations of text amendments for developments directly abutting single-family uses. Ms. Lavrin stated the next step will be to review, evaluate and report for consideration additional text amendments for developments directly abutting single family uses. Ms. Lavrin referred to a proposed Resolution for Council's consideration which includes the selection of a consultant in June 2021 to amend the Land Management Ordinance and to provide monthly update reports to City Council.

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 (a)(2) pending short term rentals tax collections lawsuit and subsection (a)(5) to discuss an economic development matter entitled Project Flatiron.

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

(Executive Session)

There being no further discussions, Councilmember Dowe 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 4:55 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on April 23, 2021