



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting

City Council Chambers

145 West Broad Street

Spartanburg, SC

Monday, January 12, 2015

5:30 p.m.

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the December 8, 2014 City Council Meeting**
- IV. Approval of Agenda of the January 12, 2015 City Council Meeting**
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Recognition of Retiring Firefighter Michael Henson**
Presenter: Mayor Junie White
- VII. Special Presentation**
Presenter: Richard Dillard, Director, Corporate Public Affairs at Milliken & Company
- VIII. Hub City Grocery Co-op Update**
Presenter: Chris Story, Assistant City Manager
- IX. Election of 2015 Mayor Pro Tem**
Presenter: Mayor Junie White
- X. Other Business**
 - A. FY 2014 Comprehensive Annual Financial Report**
Presenter: Dennis R. Locke, Finance Director
 - B. Boards and Commissions – Housing Board of Adjustments and Appeals**
Presenter: Connie McIntyre, City Clerk

XI. Ordinance

- A. Authorizing the Condemnation of Tax Map Parcel 7-12-05-001.00 Needed for the Construction of the TK Gregg Community Center (First Reading)**
Presenter: Ed Memmott, City Manager

XII. City Council Updates

XIII. Executive Session for Briefing on a Potential Economic Development Project

XIV. Adjournment

** City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.*



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, December 8, 2014
5:30 p.m.**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jan Scalisi, Councilmembers Cate Ryba, Erica Brown, Robert Reeder, Jerome Rice, and Sterling Anderson. City Manager Ed Memmott and City Attorney Cathy McCabe were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.

I. Moment of Silence – observed.

II. Pledge of Allegiance – recited.

III. Approval of the Minutes of the November 24, 2014 City Council Meeting –
Councilmember Rice made a motion to approve the minutes as received. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

IV. Approval of Agenda of the December 8, 2014 City Council Meeting -
Mayor pro tem Scalisi made a motion to approve the agenda as received. Councilmember Ryba seconded the motion, which carried unanimously 7 to 0.

V. Public Comment - none

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk

VI. Public Hearing

A. Resolution In Support of the Issuance by the South Carolina Jobs-Economic Development Authority of its Economic Development Revenue and Refunding Bonds (Converse College) Series 2014, Pursuant to the Provisions of Title 41, Chapter 43, of the Code of Laws of South Carolina 1976, as Amended, in the Aggregate Principal Amount of Not Exceeding \$38,500,000

Presenter: Cathy McCabe, City Attorney

Ms. McCabe presented the item to City Council as follows:

“Converse College by and through the Jobs-Economic Development Authority is issuing bonds to fund improvements. City Council action is required in order for these bonds to be issued. We have received this request and our City bond counsel has reviewed the documents. The City is not subject to any financial impact or exposure to its budget. Passage of the attached Resolution is necessary for the issuance to proceed.

ACTION REQUESTED: Adoption of the attached Resolution.

BUDGET & FINANCIAL DATA: The indebtedness is solely the responsibility of Converse College. As stated above, there will be no financial impact or exposure to the City budget.”

Mayor White opened the Public Hearing, asking if there was anyone to speak in favor of the resolution. Hearing none, Mayor White asked if there was anyone to speak against the resolution.

Hearing no opposition, Councilmember Rice made a motion to close the Public Hearing. Councilmember Ryba seconded the motion, which carried unanimously 7 to 0.

Councilmember Anderson made a motion to approve the resolution as presented. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

VII. Consent Agenda

A. Approving Transfer of Property to Upstate Housing Partnership (Second Reading)

Presenter: Mitch Kennedy, Community Services Director

Councilmember Reeder made a motion to approve the consent agenda on second reading. Mayor pro tem Scalisi seconded the motion, which carried unanimously 7 to 0.

VIII. Presentation and Review of Northside Choice Neighborhood Transformation Plan

Presenter: Chris Story, Assistant City Manager

Mr. Story introduced Ray Kuniansky of Columbia Residential, and Brian Keith of JHP Architecture and Urban Planning. He stated that each of them would provide a review of the land planning elements of the arrangement of the desired attributes of the new Northside and how those might fit together on the geography of the initiative, and how to go about achieving the positive redevelopment.

Council received the report as information.

IX. Playful City Leaders’ Summit Report

Presenter: Kimberly Moultrie, Parks and Recreation Superintendent

Ms. Moultrie presented the item to City Council as follows:

“In October, a group of partners attended the 2nd annual Playful Leaders’ Summit in Chicago, IL. The summit brought together select Playful City USA teams that are at the vanguard of growing the playability movement. Team Spartanburg was formed from organizations dedicated to building strong partnerships that promote the benefits of play. Neighborhood associations, local colleges and conservation groups are also included. Team Spartanburg was challenged to:

- Discuss and develop innovative and actionable solutions that address cities' toughest Challenges
- Learn, interact and collaborate with thought leaders, subject matter experts, and skilled Facilitators
- Shape and refine each team's Bold Goals and Big Ideas to achieve their city's vision through Play

Team Spartanburg would like to share some of our experiences from the summit, including

our Bold Goal and Big Idea to increase playability in the City of Spartanburg and educate our community on the benefits of nature play around our blueways.”

Ms. Moultrie presented the following Bold Goal and Big Idea to Council:

1. Bold Goal – To increase Community Pride, retain Young Professionals, and attract Young Families to live in the City of Spartanburg;
2. Big Idea - To reconnect our Community to its Water Resources and create opportunities for Play, Education, and Environmental Stewardship in the rivers, creeks and streams throughout the City of Spartanburg;
3. Our History - Textile mills were established along the rivers. All the mills are now closed.
4. Our New Purpose - After the mills closed, the rivers were ignored and abused. Today, there is a revitalization effort happening to encourage use of the blueways. According to the Last Child in the Woods by Richard Louv, children today suffer from nature-deficit disorder. Instead of enjoying the Great outdoors, these children stay inside, playing video games and updating their social media. The City of Spartanburg is one of the five communities in the country that was selected to participate in the Way to Wellville effort which includes goals of reducing Obesity and increasing Community Pride.
5. Our plan for outreach in the city - There are several partnership organizations working on blueways efforts on the rivers in the county. Now, efforts can begin to incorporate portions of Lawson’s Fork Creek and Fairforest Creek into the plan to educate our community on the benefits of nature play around water. There are several lakes kids can enjoy for fishing and splashing. Duncan Park and Cleveland Park are well known lakes in the city with great potential.
6. Love where you live – Creating these outdoor experiences utilizing our natural resources will be a substantial improvement to the quality of live element of the community.
7. What we have done and what we want to do – The City is making investments to attract jobs downtown. Blueways are being promoted for swimming, kayaking, fishing, and general fun. Two stream restoration projects are currently underway. Establish promotional signage and access points within the city to develop water and nature play through city parks programming.
8. Spartanburg takes a leap – Spartanburg’s lakes, creeks and rivers are a child’s treasure chest. We want them to open the chest and take a look inside.
9. THINK LIKE A RIVER, SPLASH IN A CREEK!

City Council enthusiastically received the report as information.

X. Code Enforcement Discussion

Presenter: Ed Memmott, City Manager

Mr. Memmott discussed derelict and abandoned residential properties with regard to Code Enforcement, highlighting the following points:

- Effective code enforcement is part of the City’s overall effort to stabilize, support and improve neighborhoods. The City has and continues to implement concentrated efforts to that goal.
- Code Enforcement attacks the symptoms with decade-long Southside efforts, the ongoing Northside Initiative, recent \$2.5 million parks and recreation improvement

plan, and other efforts, which address the root cause of property neglect and disinvestment.

- The City spent more than \$2 million from 2009 through 2014 to demolish more than 200 residential structures. However, the City does much more than demolition as a part of Code Enforcement efforts.
- Abandoned residential structures are the most challenging problems in the area of Code Enforcement.
- Limited potential returns are a disincentive for private investment – high cost of rehab/low rent levels
- Clouded title – limits lending/investment
- Very difficult to impose sanctions – arrest/warrant process
- Property registration, occupancy inspection, vacant property fee not seen as effective remedy in most instances
- Demolition is very expensive
- Demolition has been on “worst of worst” basis
- No “one-size-fits-all” solution
- Not all derelict or abandoned structures warrant demolition
- In many instances demolition would be detrimental to long term neighborhood stabilization/revitalization prospects
- Solutions, other than demolition, require house –by-house problem solving
 1. Legal/Title issues
 2. Financial Underwriting
 3. Accessing limited resources and applying those in most impactful locations
 4. Finding and utilizing limited rehab funding resources
 5. Technical, time consuming – requires significant capacity for construction cost estimation, project management, financial underwriting

Council discussed the issues presented and received the report as information.

XI. City Council Updates -

Councilmember Ryba informed everyone that she was resigning her District 4 council seat effective December 31, 2014. She shared that her husband’s job was taking them to Asheville, NC. She thanked her fellow councilmembers and expressed what an honor it had been for her to represent the people in City Council District 4.

Councilmember Rice shared he had attended and enjoyed Dickens of a Christmas. He also attended the Arbor Day celebration, read the proclamation and assisted in the planting of a tree at Summerhill Park. He also attended the Brawley St. ribbon cutting. He reminded everyone of the Jaycees’ Christmas parade on December 9 at 6:30 p.m.

He proudly shared that the Spartanburg High School Vikings Varsity Football won the 4A Division II Championship on December 6 in Columbia, SC.

Mayor pro tem Scalisi shared she had attended many of the NLC Conference seminars in Austin and learned new things. However, she shared that Austin nothing on Spartanburg when it came to neighborhood development and landscaping. She complimented Public Services expressing how beautiful she thought Downtown looked. She also shared that she had attended the Appalachian Council of Governments Annual meeting in Myrtle Beach. She thanked Councilmember Ryba for her commitment and service on City Council.

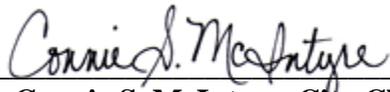
Councilmember Anderson mentioned that the Dollar General on W.O. Ezell Blvd. was

moving along, and that construction workers were moving dirt at the Texas Roadhouse site. He told Councilmember Ryba how much he appreciated what she had done for District 4. **Councilmember Brown** shared she had attended the Arbor Day event at Hillcrest Park, assisted with the tree planting, and read the proclamation in spite of the dreary weather. She told Councilmember Ryba that it had been an honor to work with her on City Council. **Councilmember Reeder** thanked Councilmember Ryba for her work on City Council. He said it had been a pleasure working with her and wished her the best in Asheville. He shared that he had participated in the Arbor Day event at Priscilla Rumley Park. He mentioned that he attended the Dec. 2 Minority Business Dinner at the Marriott and read the proclamation. He gave a shout out to Councilmember Rice, an assistant coach at SHS, for the SHS Championship victory. He also wished everyone Happy Holidays. **Mayor White** reminded Council of the Spartanburg County Municipal Association's Christmas meeting at the Marriott on Thursday. He also thanked Councilmember Ryba for her service on City Council.

- XII. Executive Session to Discuss Potential Economic Development Project –**
Councilmember Ryba made a motion to adjourn to Executive Session for the reason stated. Mayor pro tem Scalisi seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 7:06 p.m.

Council reconvened to regular session at 7:55 p.m. Mayor White stated that discussion was held with no decisions made.

- XIII. Adjournment –**
Mayor pro tem Scalisi made a motion to adjourn the meeting. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:56 p.m.



Connie S. McIntyre, City Clerk



CITY COUNCIL SUMMARY REPORT

TO: Ed Memmott, City Manager
FROM: Dennis Locke, Finance Director
SUBJECT: FY 2014 Comprehensive Annual Financial Report
DATE: January 7, 2015

The City's auditor, Kevin Madden of Greene, Finney & Horton, LLP and I will provide a review of the highlights for our Comprehensive Annual Financial Report.



Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: HOUSING BOARD OF ADJUSTMENTS & APPEALS

CITY RESIDENT: YES NO

SEX: (M) (F)

RACE: BLACK

NAME: LEROY JETER

ADDRESS: 445 BEACON ST SPARTANBURG SC 29306
Street City, State, Zip Code

BUSINESS PHONE: _____ HOME PHONE: 582-9920 EMAIL: leroy456@bellsouth.net

OCCUPATION: RETIRED

EMPLOYER: _____

OTHER VOLUNTEER OR CIVIC ACTIVITIES: CAC MEMBER

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? RECRUITED

RECOMMENDED BY: SIDNEY FERGUSON

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

1/1/2015
DATE

Return via FAX to (864) 596-2313. MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org



Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Housing Board of Adjustments & Appeals

CITY RESIDENT: YES NO SEX: M F RACE: W

NAME: Kathy W Ronson

ADDRESS: 449 Lucerne Dr Sptbg SC 29302
Street City, State, Zip Code

BUSINESS PHONE: _____ HOME PHONE: 585-150 EMAIL: ronsonkathy@yahoo.com

OCCUPATION: Credentialing Specialist

EMPLOYER: Vision Radiology

OTHER VOLUNTEER OR CIVIC ACTIVITIES: CAC member
President of Neighborhood Assoc.

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? Needed & see
a need in Spartanburg

RECOMMENDED BY: Tor Ellstrom

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

1/5/25
DATE

Return via FAX to (864) 596-2313. MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org



REQUEST FOR COUNCIL ACTION

TO: Mayor and Members of City Council

FROM: Ed Memmott, City Manager

SUBJECT: Ordinance to Condemn Tax Map Parcel 7-12-05-001.00 (Oakview Apartments)

DATE: January 7, 2015

BACKGROUND: Council is aware of the significant efforts devoted to the goal of Northside redevelopment over the past few years. A major component of the Northside redevelopment effort will be the construction of a new community center to replace the former TK Gregg Community Center which was closed in 2012.

Northside planning efforts have identified the current Oakview Apartment site as the optimal location for the new TK Gregg center. This location would allow for the coordinated use of community center facilities and athletic fields with adjacent school facilities. This location would also allow for the easy connection of the new center to the Butterfly Creek and the accompanying linear park/trail projects. In short, the Oakview location was carefully selected after extensive consultation with the public, key Northside stakeholders, and professional land use planners.

Over the past several months, staff has attempted to negotiate the purchase of the Oakview site. Unfortunately, these efforts have been unsuccessful. A few weeks ago, staff (subject to Council approval) offered \$1.4 million. The property appraised for \$1.0 million. The tax value is \$1.3 million. Oakview ownership has not countered this most recent offer. Ownership had previously indicated that it would not accept less than the outstanding mortgage balance of approximately \$2.4 million. Staff has communicated very clearly to Oakview ownership that it did not anticipate that Council would approve purchase at a price remotely close to \$2.4 million.

At this point, staff believes that it is in the best interest of the City to move forward with purchase of the site using the City's power of eminent domain. Approval of the attached Ordinance will authorize the City Attorney to begin legal proceedings to acquire the property.

Gaining full ownership of the Oakview property could take a substantial period of time. Until the legal process has been resolved, this condemnation action will not impact day-to-day operation of the apartment complex.

ACTION REQUESTED:

First reading approval of an Ordinance to condemn Tax Map Parcel 7-12-05-001.00 (Oakview Apartments) for \$1.0 million, the appraisal amount.

BUDGET AND FINANCE DATA:

\$1.0 million from TK Gregg Project Funds

**AN ORDINANCE
AUTHORIZING THE CONDEMNATION OF TAX MAP PARCEL 7-12-05-001.00
NEEDED FOR THE CONSTRUCTION OF THE
TK GREGG COMMUNITY CENTER**

WHEREAS, the City of Spartanburg (City) is committed to improving its park and recreation facilities which serve the citizens of this community; and

WHEREAS, the City, as part of its efforts to improve the park and recreational facilities of the community, intends to construct a new community center in the Northside community to replace the TK Gregg Center which was closed in 2012; and

WHEREAS, the City's Northside has suffered from many decades of financial disinvestment, physical decline, high crime, and a concentration of poverty; and

WHEREAS, the City is seeking to transform the Northside into a safe, attractive, mixed use, and mixed income community; and

WHEREAS, the City has engaged in a public strategic planning process; and

WHEREAS, after duly considering the input of Northside residents and community stakeholders in this public process, the City has determined that the optimal location for the TK Gregg Community Center is Tax Map Parcel 7-12-05-001.00; and

WHEREAS, the City has diligently attempted to negotiate the purchase of Tax Map Parcel 7-12-05-001.00 and has offered a settlement purchase well in excess of the appraised property value; and

WHEREAS, the owner of Tax Map Parcel 7-12-05-001.00 has yet to accept these purchase offers.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:

Section 1. The City of Spartanburg hereby specifically authorizes the City Attorney to proceed with condemnation proceedings necessary to acquire Tax Map Parcel 7-12-05-001.00 as the site for the construction of the TK Gregg Community Center.

Section 2. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK.

APPROVED AS TO FORM:

CITY ATTORNEY.

___/___/___ 1ST Reading

___/___/___ 2nd Reading