



**City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC  
Monday, April 28, 2014  
5:30 p.m.**

**(These minutes were approved at the  
May 12, 2014 City Council meeting.)**

**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 W. Sterling Anderson were in attendance. 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 – Nigel Byrd, from Boy Scout Troop 5, led everyone in the Pledge of Allegiance.**
- III. Approval of the Minutes of the April 14, 2014 City Council Meeting –  
*Councilmember Ryba made a motion to approve the minutes as received.  
Councilmember Rice seconded the motion, which carried unanimously 7 to 0.***
- IV. Approval of Agenda of the April 28, 2014 City Council Meeting –  
*Mayor pro tem Scalisi made a motion to approve the agenda as received.  
Councilmember Reeder 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. Special Presentation – Proclamation Declaring May Bike Month  
Presenter: Mayor Junie White  
*Mayor White presented Randy Cooksey, Chairman of the Bicycle and Pedestrian Committee, with the proclamation.***

**VII. Other Business**

**A. Award of Bid for Brookside Road Culvert Improvement Project**

**Presenter: Jay Squires, Storm Water Manager**

**Mr. Squires** presented the item to City Council as follows:

“Staff received bids for the replacement of a culvert under Brookside Road. This project consists of removal and replacement of approximately 80 feet of storm drainage pipe from under Brookside Road, near the intersection with West Crescent Road.

The following bids were submitted:

Larry Green Grading, Inc. (Lyman, S.C.)	\$49,110
Martin & Son Contracting, Inc. (Spartanburg, S.C.)	\$59,900
P.A.R. Grading & Hauling, Inc. (Spartanburg, S.C.)	\$77,700

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that, Larry Green Grading, Inc. is the responsive low bidder. No bids were submitted from MWBE certified contractors. It is anticipated that it will take 30 days (depending on weather) to complete this project. Staff will give neighborhood residents advance notice using door hangers and mailers. A portion of Brookside Road will be closed during construction for safety reasons. A detour route will be in place for convenience while the segment of road is closed.

Staff is requesting City Council allow staff to accept the bid from Larry Green Grading, Inc. and authorize the City Manager to enter into a contract with, Larry Green Grading, Inc. for the completion of the project.

BUDGET AND FINANCE DATA: \$49,110 from the Storm Water Utility fund will be used to complete the project.”

*Councilmember Anderson made a motion to award the bid to Larry Green Grading Inc. in the amount of \$49,110. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.*

**B. Hub-Bub Update**

**Presenter: Cate Ryba, Executive Director**

**Ms. Ryba** updated City Council on the activities of Hub Bub. She highlighted the following:

**2014: Today HUB-BUB Is...**

- A performance venue/gallery with over annual 60 events
- 6 month Artist in Residence Program
- Budget: \$270k
- Staff: 2 people, Interns & Volunteer Army

**Hub-Bub Numbers -**

- 8,237 visits since January 2014
- Over 6,000 intern hours since Jan 2013
- 2,400 photos of Spartanburg
- Over 2,000 Artist-in-Residence service hours
- Over 1,000 youth served in 2013-14
- 40+ local/regional partnerships
- 15 art exhibits
- 14 live music shows
- 18 theatrical productions
- 5 public art projects, including the largest mural in downtown
- 1 Buy Local Campaign

- 1 statewide Film Festival

**Board Vice Chair Andrew Green, Professor of Finance at Wofford College,** reviewed the financials of Hub-Bub with Council as follows:

**Hub-Bub Budget: July 2013 – June 2014**

Income	\$ 280,000
Expenses	<u>\$ 270,000</u>
Net Surplus	\$ 10,000

**INCOME**

Ticket Sales and Rental Income	\$ 53,000
Donations/Fundraising	88,000
Grants	19,000
City of Spartanburg	<u>120,000</u>
Total Income	280,000

**EXPENSES**

Salaries and Payroll Taxes	\$ 108,000
Rent and Utilities (Showroom)	58,000
AiR Program	60,000
All Other Programs	25,000
Administrative	<u>19,000</u>
Total Expenses	270,000

**Ms. Ryba** introduced the current Artists in Residence, explaining each of their areas of creative expression, and reviewed events held in connection with their talents.

*Council received the report as information.*

**C. Declaration of Vacancies on City Boards and Commissions**

**Presenter: Connie McIntyre, City Clerk**

**Ms. McIntyre** declared the following vacancies on the City Boards and Commissions:

**Accommodations Tax Advisory Committee** – 2 vacancies

**Airport Advisory Committee** – 3 vacancies

**Alcohol & Drug Abuse Commission** – 4 vacancies

**HARB** – 4 vacancies – 1 eligible for reappointment

**Bike/Ped Committee** – 3 vacancies – 3 eligible for reappointment

**Civil Service Committee** – 1 vacancy – 1 eligible for reappointment

**Construction Board of Adjustments & Appeals** – 3 vacancies – 1 eligible for reappointment

**Design Review Board** – 4 vacancies – 4 eligible for reappointment

**Housing Authority** – 5 vacancies – 4 eligible for reappointment

**Housing Board of Adjustment & Appeals** – 3 vacancies – 1 eligible for reappointment

**Planning Commission** – 1 vacancy – 1 eligible for reappointment

**Public Safety** – 7 vacancies – 2 eligible for reappointment

**Spartanburg Memorial Auditorium** – 2 vacancies – 1 eligible for reappointment

**Storm Water Appeals Board** – 3 vacancies

**Zoning Board of Adjustments & Appeals** – 2 vacancies – 1 eligible for reappointment

Ms. McIntyre stated that several applications had been received for reappointment.

She reminded Council that applications would be accepted through the second week in

June with a goal of final vote on appointments and reappointments by Council at the June 23, 2014 City Council meeting.  
*Council received the report as information.*

**VIII. Executive Session to Discussion Possible Downtown Economic Development Project – Mayor pro tem Scalisi made a motion to adjourn to Executive Session. Councilmember Reeder seconded the motion, which carried unanimously. Council adjourned to Executive Session at 6:12 p.m.**

*Council reconvened at 6:54. Mayor White stated discussion was held with no decisions made.*

**IX. Resolution**

**A. Authorizing a Development Agreement with SMR Hospitality II, LLC to Include Sale of Parcel 7-12-06-059.00 Under Certain Conditions**

**Presenter: Chris Story, Assistant City Manager**

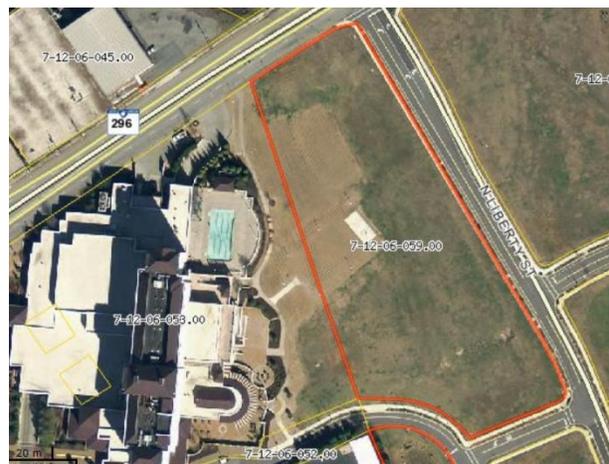
Mr. Story presented the item to City Council as follows:

“As you know, the City owns several adjacent development sites behind the Marriott, the George, and the Chapman Cultural Center. We consider this property to be of considerable strategic importance to the long term strength and viability of the downtown both economically and otherwise. Therefore, we continue to move carefully toward identifying development opportunities that address the following goals:

1. High-value taxable development that strengthens our revenue base and contributes to downtown business activity.
2. Exhibit attractive, high quality urban design consistent with our downtown code.
3. Consist of uses that are complementary in nature to the adjacent properties (Barnet Park, the Chapman Center, the George, the Marriott, the Montgomery Building, etc.) and are supportive of a full build-out of the city’s remaining property in the area.

One of these development sites (parcel 7-12-06-059.00 – approximately 3 acres) shares a property line with, and is located immediately behind, the Marriott Hotel and Conference Center.

The owners of the Marriott Hotel and Conference Center, Andy Cajka and Jimmy Gibbs, are interested in exploring a significant new mixed-use development on this parcel. Having recently completed several million dollars of upgrades to the Marriott and having now paid in full the City’s note on the hotel’s



underground parking garage, they now believe the time is right to undertake a complementary project next door. While the specifics of the new development are not known at this stage, we believe that such an effort is very likely to meet the goals described above.

We further believe that maximizing the long-term positive impact of development of this property is far more important than the sales price of the land. After much discussion with the potential developers, we believe we have identified a workable and mutually beneficial approach.

We recommend that City Council commit to selling them this parcel for \$1 if they construct a project with a taxable value of over \$7 million (equating to approximately \$2 million per acre). We think that in light of our resource limitations and other concerns discussed above, this is a reasonable way to incentivize an important potential project.

The attached resolution implements this approach. We recommend your approval and welcome any questions you may have.”

*After discussion, Councilmember Rice made a motion to approve the resolution as presented. Councilmember Reeder seconded the motion, which carried unanimously 7 to 0.*

**X. City Council Updates -**

**Councilmember Rice** shared that it was good to see the Marriott full and active the previous weekend with the Omega Psi Phi Fraternity convention, the Benedict College Alumni Association gathering and the Broome High School Prom.

**Councilmember Ryba** reminded everyone of Spring Fling the following weekend beginning with the Criterium Bike Race on Friday afternoon and evening.

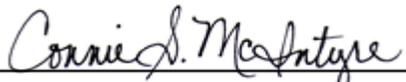
**Mayor pro tem Scalisi** reminded everyone of Music on Main on Thursday evenings and Jazz on the Square on Friday evenings. She expressed excitement over all the events happening at Hub Bub and the Marriott. She mentioned that she met with Mr. Byrd at the Housing Authority to discuss to better understand the comprehensive efforts to bring affordable housing to the City.

**Councilmember Brown** shared she attended the inauguration of Wofford College’s new president, Dr. Nayef Samhat, which was very well attended. She also mentioned that the Spartanburg Philharmonic’s last performance of the season would be Saturday at 7:00 p.m. at Twitchell Auditorium.

**Councilmember Anderson** shared that he attended a reunion of the Spartan Mill/Cleveland Junior High School and that a good time was had by all.

**XI. Adjournment – Councilmember Ryba made a motion to adjourn the meeting.**

*Councilmember Reeder seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:03 p.m.*



**Connie S. McIntyre, City Clerk**