



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, February 11, 2013**

**(These minutes were approved at the
February 25, 2013, City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Linda Dogan, Cate Ryba, Robert Reeder, Sterling Anderson, and Jan Scalisi. 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 – Several Boy Scouts from several different troops led everyone in the pledge of allegiance. They were in attendance to fulfill a requirement for their Citizen and the Community merit badge.**
- III. Approval of Minutes of the January 28 2013 City Council Meeting –
*Councilmember Scalisi made a motion to approve the minutes as received. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.***
- IV. Approval of Agenda of the February 11, 2013 City Council Meeting –
*Mayor pro tem Rice made a motion to approve the agenda as received. Councilmember Anderson seconded the motion, which carried unanimously 7u to 0.***
- V. Public Comment - None
Citizen Appearance forms are available at the door and should be submitted to the City Clerk*
- VI. Ordinance**
 - A. To Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-16-06-104.00 – Located on 710 South Church Street, which is Currently Zoned R-6 with a Land Use Designation of General Residential District to Zone LC with a Land Use**

Designation of Limited Commercial District; and Providing for Severability and an Effective Date (First Reading)

Presenter: Joshua T. Henderson, Planning Coordinator

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

“On January 17, 2013, the Planning Commission reviewed a rezoning request submitted by Charles Atchison, Sr., Owner, to rezone parcel 7-16-06-104.00 from R-6/General Residential to B-1/Neighborhood Shopping District. The property is located at 710 S. Church Street. After review of the application, Staff recommended the Planning Commission reconsider rezoning the property to LC/Limited Commercial instead of B-1. Limited Commercial would be a better fit with regards to the surrounding residential properties and would also allow the proposed beauty salon that is wishing to utilize the structure. If the property is rezoned to LC, then it is also possible to use the property as a residential structure in the future. Limited Commercial is consistent with the Comprehensive Plan as stated in the attached report.

The Planning Commission held a public hearing on the proposal on January 17, 2013. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend against the proposed zone change of B-1 and support Staff’s recommendation for the zone change from R-6 to LC (which the applicant was in agreement with). The Commission was concerned for future use that could be allowed under the zoning classification of B-1 and the effects of those possible uses on the surrounding residentially zoned properties.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on January 17, 2013.

Staff is requesting Council approval of the requested rezoning.”

Councilmember Reeder made a motion to approve the rezoning request on first reading. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

VII. Other Business

A. Award of Bid for Barclay Downs Drive Culvert Improvement Project

Presenter: Jay Squires, Storm Water Manager

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

“Staff received bids for the Barclay Downs Drive Improvement Project on February 5, 2013. This project consists of removal and replacement of approximately 350 feet of storm drainage pipe from under Barclay Downs Drive.

The following bids were submitted:

| | |
|---|--------------|
| McAbee Contracting, Inc. (Inman, S.C.) | \$ 39,996.00 |
| Bishop Mays, Inc. (Greer, S.C.) | \$ 63,501.50 |
| Martin & Son Contracting, Inc. (Spartanburg, S.C) | \$ 98,100.00 |

Staff has reviewed the bids receive, and the qualifications for each of these contractors, and determined that McAbee Contracting, Inc. is the responsive low bidder. No bids were submitted from MWBE certified contractors.

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

BUDGET AND FINANCE DATA: \$ 39,996.00 from the Storm Water Utility fund will be used to complete the project.”

After discussion, Councilmember Anderson made a motion to award the bid as requested to McAbee Contracting, Inc., Inman, SC in the amount of \$39,996.00 for the Barclay Downs Drive Culvert Improvement Project.. Councilmember Scalisi seconded the motion which carried unanimously 7 to 0.

B. Award of Bid for Demolition of T. K. Gregg Community Center

Presenter: David Cook, Construction Project Manager

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

“Staff received bids for the demolition of the T K Gregg Community Center. This work will consist of asbestos and lead base paint abatement, demolition of the structure, removal of all debris, and grassing of the site.

Bids were received from 10 contactors as follows:

| Contactor | Bid |
|------------------------------------|-------------|
| B & B Demolition Specialists | \$87,125.00 |
| Complete Demolition | 91,000.00 |
| Demteck LLC. | 98,423.00 |
| NEO Corporation | 114,000.00 |
| D H Griffin Wrecking Co. Inc. | 114,545.00 |
| Carolina Wrecking Inc. | 116,175.00 |
| NCM Demolition and Remediation, LP | 139,200.00 |
| Target Contractors | 144,204.00 |
| Eastern Environmental Inc. | 153,450.00 |
| Clearsite Industrial | 184,893.00 |

After reviewing contactor qualifications and references, staff is recommending award of this contact to B & B Demolition Specialists. No certified MWBE firms submitted bids for this project. However, B&B has indicated that it expects to utilize MWBE firms for approximately 30% of the contact value.

Staff is requesting City Council authorization for the City Manager to negotiate and sign a contract with B & B Demolition Specialists for construction services for the demolition of the T K Gregg Community Center.

BUDGET AND FINANCIAL DATA: Facility Replacement Fund”

After discussion, Mayor pro tem Rice made a motion to award the bid for demolition of the T.K. Gregg Community Center to B & B Demolition Specialists in the amount of \$87,125.00. Councilmember Anderson seconded the motion, which carried 6 to 1, with Councilmember Dogan voting against the motion. Councilmember Dogan explained that she knew it was the best thing for the City to demolish the center but that she could not vote for the demolition due to sentimental reasons.

VIII. City Council Updates –

Councilmember Scalisi praised the City Fire Services department and staff for the professionalism and efficiency of the recent scientific control burns.

Councilmember Ryba mentioned that the Sparkle Tones would be playing at Hub Bub at 8:30 p.m. on Saturday and that they would be inducted into the Music Trail.

Councilmember Reeder reminded everyone of the Heritage Parade that would take place on Saturday at 10:00 a.m. with a Battle of the Bands to follow at Carver Junior High School.

IX. Adjournment – Councilmember Dogan made a motion to adjourn the meeting.

Councilmember Reeder seconded the motion, which carried unanimously 7 to 0.

The meeting adjourned at 6:01 p.m.



Connie S. McIntyre, City Clerk