



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC**

**Monday, January 26, 2015
5:30 p.m.**

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the January 12, 2014 City Council Meeting**
- IV. Approval of Agenda of the January 26, 2015 City Council Meeting**
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. United Way Update**
Presenters: Ingrid Crawford, City of Spartanburg Benefits Coordinator
Lt. Tim Suber, Spartanburg Police Department
- VII. Resolutions**
 - A. Approving a Land Purchase Option with The Northside Development Corporation**
Presenter: Mitch Kennedy, Community Services Director
 - B. Approving the Northside Master Plan, Endorsing the Revised Zoning and Land Use Regulations Necessary for the Plan, and Directing the City Planning Commission and City Staff to Take Necessary Action to Implement**
Presenter: Chris Story, Assistant City Manager
- VIII. Ordinance – Second Reading**
 - A. Authorizing the Condemnation of Tax Map Parcel 7-12-05-001.00 Needed for the Construction of the TK Gregg Community Center (Second Reading)**
Presenter: Ed Memmott, City Manager

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act.

IX. Other Business

A. Request for Council Authorization to Extend Transit Management Services

Presenter: Dennis Locke, Finance Director

B. Boards and Commissions – Consideration of Planning Commission Applicant

Presenter: Connie McIntyre, City Clerk

X. City Council Updates

XI. 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, January 12, 2015
5:30 p.m.**

**(These minutes are subject to approval at the
January 26, 2015 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jan Scalisi, Councilmembers Erica Brown, Robert Reeder, Jerome Rice, and Sterling Anderson. City Manager Ed Memmott was also in attendance. Former City Attorney Spencer King was in attendance for City Attorney Cathy McCabe, who was absent due to a family illness. 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 – Boy Scouts in attendance led the Pledge of Allegiance.**
- III. Approval of the Minutes of the December 8, 2014 City Council Meeting –**
Councilmember Rice made a motion to approve the minutes as received. Councilmember Brown seconded the motion, which carried unanimously 6 to 0.
- IV. Approval of Agenda of the January 12, 2015 City Council Meeting –**
Councilmember Reeder made a motion to approve the agenda as received. Mayor pro tem Scalisi seconded the motion, which carried unanimously 6 to 0.
- V. Public Comment - None**
**Citizen Appearance forms are available at the door and should be submitted to the City Clerk*
- VI. Recognition of Retiring Firefighter Michael Henson and Senior Parking Control Officer Susie Hammett**
Presenter: Mayor Junie White
Mayor White recognized and presented retirement plaques to Ms. Hammett and Mr. Henson and thanked them for their many years of service to the community.
- VII. Special Presentation**
Presenter: Richard Dillard, Director, Corporate Public Affairs at Milliken & Company
Assistant City Manager Story introduced Mr. Dillard, from Milliken & Company. He shared that recent conversations about a year or so ago with Richard Dillard, and some of the

management team at Milliken, had engaged City Staff in discussions about what was necessary to take the City to the next level. The discussions were centered around ensuring that the men and women in the police and fire services had the resources from the national level to operate at the highest level possible for a community our size and to have the opportunity to give thought to a strategic direction for those police and fire services individuals.

Mr. Dillard came forward stating that the Milliken Foundation recognized exciting transformations taking place across the city and county. He referred to the Northside Initiative, The Spartanburg Academic Movement, and The Way to Wellville, were just 3 of the transformative initiatives in place to make Spartanburg a better place for all. He continued that these initiatives happen to fall into Milliken's core values. He added that Milliken might not reside within the city limits of Spartanburg, but, there was a strong symbiotic relationship between the two. He stated that Milliken was invested in a strong, thriving city, and that was where that relationship became more important. He shared that Milliken recruited top guys around the world, who might not know about Spartanburg. He shared that the crime rate was of particular interest for raising a family, and the internet information was not always correct when researched. He stated that crime rates had actually dropped in the last decade, which was good, but, Spartanburg could do better and perhaps be able to impact the incorrect data. Mr. Dillard shared that a couple of months ago he met with City Manager Ed Memmott and Police Chief Alonzo Thompson to brainstorm and discuss possibilities of small ways The Milliken Foundation could assist them with the difficult job of keeping our citizens safe. He stated that Mr. Memmott came back with a description of a comprehensive crime study that would provide facts and benchmarks as to where the city was and what was needed to make Spartanburg known first, among equals, as a safe city. He added that the study would help the city get there. Mr. Dillard shared that Milliken appreciated these types of studies. He added that Spartanburg has lots to be proud of and a lot of momentum. He stated that Milliken recognized that such a study would be expensive. With that in mind, Mr. Dillard announced that Milliken would like to underwrite the study. He presented City Council with a check for \$77,000, which he stated would be maintained at the Spartanburg County foundation.

Mayor White and City Councilmembers thanked Mr. Dillard and the Milliken Foundation for their generosity.

VIII. Hub City Grocery Co-op Update

Presenter: Chris Story, Assistant City Manager

Mr. Story introduced Tim Meade, Chairman of the Board of the Hub City Grocery Co-op. He reminded Council of their challenge to the group to raise the remaining funds necessary for the over \$2,000,000 effort to bring a locally sourced grocery to downtown Spartanburg. Mr. Meade came forward and proudly announced that the Hub City Grocery Co-op had secured investments to get them to the challenged goal. He expressed appreciation to Council and stated they hoped to open the grocery co-op by the end of the year.

Council received the report as information.

IX. Election of 2015 Mayor Pro Tem

Presenter: Mayor Junie White

Mayor pro tem Jan Scalisi made a motion to nominate Councilmember Erica Brown as

Mayor pro tem for 2015. Councilmember Anderson seconded the motion, which carried unanimously 6 to 0.

Mayor White thanked Councilmember Scalisi for her assistance during her tenure as Mayor pro tem.

X. Other Business

A. FY 2014 Comprehensive Annual Financial Report

Presenter: Dennis R. Locke, Finance Director

Kevin Madden of Greene, Finney & Horton, LLP, the City's auditors, reviewed their findings of the recently conducted audit.

Mr. Locke reviewed highlights from the 2014 CAFR. (Key financial highlights for the 2014 CAFR can be found on page 17 of the CAFR document.)

Council received the report as information.

B. Boards and Commissions – Housing Board of Adjustments and Appeals

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented applications from Leroy Jeter and Kathy Ronson for consideration of appointment to the Housing Board of Adjustments and Appeals.

Councilmember Reeder made a motion to suspend the rules and appoint Mr. Jeter and Ms. Ronson to the Housing Board of Adjustments and Appeals. Councilmember Rice seconded the motion, which carried unanimously 6 to 0.

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

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

“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”
After a lengthy discussion, Councilmember Anderson made a motion to approve the ordinance as presented on first reading. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.

XII. City Council Updates –

Councilmember Scalisi thanked everyone responsible for Skating on the Square, adding that it was a great thing to have in downtown.

She congratulated new Mayor pro tem Erica Brown on her election to the position.

She congratulated Patty Bock on securing the upscale consignment store no located in the old Jean Harley business location on East Main St.

She reminded everyone of the MLK events beginning with the Mayor's Unity Breakfast at Cornerstone Baptist Church on Thursday, January 15, 2015. She mentioned the Town Hall discussion at 7:00 p.m. on Thursday evening, the Walk as One on Saturday, and the Unity Ceremony on Monday evening, January 19 at Twichell Auditorium.

Councilmember Rice echoed Councilmember Scalisi's comments on MLK events. He shared that the keynote speaker, Dr. James Moore, was a former resident of Spartanburg and attended Byrnes High School. He encouraged everyone to attend the Unity Celebration. He shared that he had the privilege of speaking to the players and coached at the 2014 Shrine Bowl Banquet.

He also mentioned that the foundation for the Stewart Park Pavilion had been poured.

Councilmember Reeder thanked Richard Dillard for all that he had done for Spartanburg and especially for hiring him at Milliken.

Mayor pro tem Brown thanked Councilmember Scalisi for her words of encouragement as she begins her term as Mayor pro tem.

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

Mayor pro tem Brown made a motion to adjourn to Executive Session for the reason stated. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0. Council adjourned to Executive Session at 6:30 p.m.

Council reconvened to regular session at 8:03 p.m. Mayor White stated that discussion was held with no decisions made.

XIV. Adjournment

Mayor pro tem Brown made a motion to adjourn the meeting. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 8:04 p.m.


Connie S. McIntyre, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Mitch Kennedy, Community Services Director
SUBJECT: Resolution to Authorize the City Manager to Enter into a Land Purchase Option
DATE: January 22, 2015

BACKGROUND: In order to submit its application for the Choice Neighborhood Initiative (CNI) Implementation Grant, it will be necessary for the City to execute a land purchase agreement with the Northside Development Corporation. The parcels subject to this option comprise the proposed location for the development of mixed income housing. The City's purchase of these parcels is dependent on CNI grant award. The purchase price for this land would be \$1,485,000.

ACTION REQUESTED: Approval of a Resolution to authorize the City Manager to enter into a purchase agreement with the Northside Development Corporation.

BUDGET AND FINANCE DATA:

\$1,485,000 from CNI Grant and other funding sources.

A RESOLUTION

APPROVING A LAND PURCHASE OPTION WITH THE NORTHSIDE DEVELOPMENT CORPORATION

WHEREAS, the City of Spartanburg (City) is seeking to improve its neighborhoods; and

WHEREAS, the City has worked collaboratively with Northside residents and various other community stakeholders on developing plans for Northside Redevelopment; and

WHEREAS, in order to achieve its development objectives, it will be necessary for the City to pursue various funding sources; and

WHEREAS, the City intends to submit a Choice Neighborhood Initiative (CNI) Implementation Grant to the United States Department of Housing and Urban Development; and

WHEREAS, the CNI grant, if funded, would provide significant resources to further Northside redevelopment objectives which include the construction of affordable and market rate housing; and

WHEREAS, CNI grant submission requires the City, as lead applicant, to demonstrate control of the sites on which CNI grant assisted housing will be developed; and

WHEREAS, the Northside Development Corporation, a 501 (c) (3) nonprofit entity, established solely for the purposes of fostering and facilitating Northside redevelopment, owns the land identified as the location of grant assisted housing development.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

SECTION 1. The execution of a purchase option which is subject to the approval of the City's CNI Implementation Grant is approved.

SECTION 2. The parcels subject to this authorization are owned by the Northside Development Corporation and identified specifically on Exhibit 1 of this Resolution.

SECTION 3. Should the CNI Grant be awarded, a purchase price of 1.485 million dollars, which is based on independent appraisal is approved.

SECTION 4. The City Manager is authorized to execute documents necessary to complete this transaction including a formal Purchase Option Agreement.

SECTION 5: This Resolution 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

**EXHIBIT 1
PARCELS FOR LAND PURCHASE OPTION
WITH THE NORTHSIDE DEVELOPMENT
CORPORATION**

TAXMAPID	PARCEL	ADDRESS
7 12 05	112.00	547 HOWARD ST
	111.00	VERNON ST
	110.00	520 VERNON ST
	108.00	526 VERNON ST
	109.00	549 HOWARD ST
	107.00	532 VERNON ST
	104.00	536 VERNON ST
	103.00	540 VERNON ST
	102.00	546 VERNON ST
	101.00	569 HOWARD ST
	100.00	577 HOWARD ST
	99.00	554 VERNON ST
	98.00	558 VERNON ST
	97.00	564 VERNON ST
	96.00	HOWARD ST
	95.00	591 HOWARD ST
	128.00	177 RIDGE ST
	165.00	157 RIDGE ST
	166.00	153 RIDGE ST
	167.00	147 RIDGE ST
	168.00	RIDGE ST
	129.00	522 MAGNOLIA ST
	170.00	530 MAGNOLIA ST
	169.00	536 MAGNOLIA ST
	345.01	HOWARD ST
	296.00	179 RAINDROP ST
	295.00	183 RAINDROP ST
	291.00	203 RAINDROP ST
	288.00	469 HOWARD ST



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, Assistant City Manager

SUBJECT: Resolution Approving the Northside Master Plan, Endorsing the Revised Zoning and Land Use Regulations Necessary for the Plan, and Directing the City Planning Commission and City Staff to Take Necessary Action to Implement

DATE: January 22, 2015

Developed over two years with participation from many Northside residents and a number of community partners, the Northside Transformation Plan addresses all aspects of creating the stable mixed income, mixed use neighborhood envisioned. As reviewed with City Council most recently in December, one element of the transformation plan is a master land use plan specifying locations for various amenities and describing desired development locations and characteristics throughout the plan area. Much of this work was done within the multi-day planning charrette last winter. It has since been refined and described in greater detail by JHP Architecture and Urban Design, the highly regarded firm contracted to support the planning effort.

Since then City staff have worked with JHP and Craig Lewis, the planning consultant used by the City on urban design and land use regulation matters, to identify the optimal regulatory framework for ensuring redevelopment occurs in a manner consistent with the plan. All involved concluded that an extension and revision of the form-based code which regulates land use currently for the Downtown area offered the best balance of flexibility and adherence to the qualities reflected within the plan and supported by the neighborhood. The proposed revisions are contained in the attached.

We recommend your approval of the attached resolution approving the Northside Master Plan, endorsing the revised zoning and land use regulations necessary for the plan, and directing the City Planning Commission and City staff to take necessary action to implement.

A RESOLUTION

APPROVING THE NORTHSIDE MASTER PLAN, ENDORSING THE REVISED ZONING AND LAND USE REGULATIONS NECESSARY FOR THE PLAN, AND DIRECTING THE CITY PLANNING COMMISSION AND CITY STAFF TO TAKE NECESSARY ACTION TO IMPLEMENT

WHEREAS, the City of Spartanburg (“City”), the Northside Development Group, the Northside Voyagers, Northside residents, and many partners undertook the development of the Northside Transformation Plan which includes, among other elements, a master land plan specifying locations for various amenities and describing desired development locations and characteristics throughout the plan area; and

WHEREAS, the City Council has reviewed that plan and supports its implementation; and

WHEREAS, the urban design professionals who facilitated the development of the plan and City staff believe the optimal regulatory framework for implementing the master plan is the extension and revision of the City’s form-based code referred to as the Downtown Code with land use designations as described in the attached.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of City Council of the City of Spartanburg, South Carolina, in Council assembled:

SECTION 1: The City Council approves and adopts the Northside Master Plan

SECTION 2: The City Council endorses the revised zoning and land use regulations necessary for the plan and directs the City Planning Commission and City Staff to take necessary action to implement.

DONE AND RATIFIED this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Dennis R. Locke, Finance Director

SUBJECT: Request Council Authorization to Extend Transit Management Services Contract

DATE: January 20, 2015

SPARTA, the City's bus system, is managed by a contracted third party. Currently that firm is First Transit Inc., the successful bidder in a procurement process which occurred in 2009.

In anticipation of the expiration of the current contract, we advertised for Transit Management Service in the fall of 2014. Bids were due on December 9, 2014. At that time we only received one response to our proposal. Since we receive Federal funding for our Transit System we are required to follow F.T.A. procurement guidelines. Since we only received one bid, this would be considered sole source procurement.

After discussing the issue in detail with F.T.A. Officials, we decided it would be in the best interest of the City to bid the services again. The due date for the bid is February 24, 2015. Our current contract expires January 31, 2015. We are requesting that City Council authorize the City Manager to negotiate an extension with our current provider until we can award a new contract.

We anticipate that we will have a new contract in place no later than April 30th of this year.



Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Planning Commission

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

NAME: Jared S. Wilson

ADDRESS: 118 Sycamore Ct. Spartanburg SC 29302
Street City, State, Zip Code

BUSINESS PHONE: 864 594-5727 HOME PHONE: _____ EMAIL: jwilson@purebarrecorp.com

OCCUPATION: Director of Design & Construction

EMPLOYER: Pure Barre Corporate

OTHER VOLUNTEER OR CIVIC ACTIVITIES: Hope Center for Children

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? As A Fairly New Resident Having Moved Here 18 months Ago, I Am Interested In & Looking For Ways To Get Involved In The Community. My Occupation & Past Experience Working w/ P+Z Boards Provides Me w/ A Useful Background.

RECOMMENDED BY: _____

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?
YES NO IF YES, PLEASE LIST: _____

1/22/15
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**