



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, November 10, 2014
5:30 p.m.**

**(These minutes were approved at the
November 24, 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 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 October 27, 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 November 10, 2014 City Council Meeting –**
Councilmember Brown 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. Special Presentations**
 - A. Recognition of Retiring Spartanburg City Firefighter Sergeant Robert E. Walker, Jr.**
Presenter: Mayor Junie White
Mayor White presented Sergeant Walker with a retirement plaque from the City and thanked him for his many years of service.

**B. Presentation of Proclamation to Wofford Head Basketball Coach Mike Young
Presenter: Mayor Junie White**

Mayor White presented the proclamation to Coach Young and wished the Terriers well in their 7:00 a.m. game on Tuesday, November 18 against Iona College, as the Terriers participate in the live coverage of the ESPN 24 hours of college basketball.

VII. Public Hearing

A. Ordinance 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 7-12-13-254.00 Located on 201 Highland Avenue, for Proposed Highland Crossing (formerly Cammie Claggett), which is Currently Zoned R-6 with a Land Use Designation of General Residential District to Zone R-6 PDD with a Land Use Designation of General Residential Planned Development District from Daryl Dalton, Interim Executive Director, Spartanburg Housing Authority, Owner in Order to Improve and Develop the Property in a Manner which is More Consistent with the City's PDD Zoning Category and the Future Development of the Highland Area (First Reading)

Presenter: Joshua T. Henderson, Planning Coordinator

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

“On October 16, 2014, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Daryl Dalton, Interim Executive Director, (SHA) and Jennifer Wilkinson, Sr. Vice-President of Development, on behalf of (CHP), Co-Owners & Developers, to rezone parcel 7-12-13-254.00 from Zone R-6/General Residential District to R-6 PDD/General Residential Planned Development District. The proposed Highland Crossing Apartments will be located on approximately 6.19 acres in size, and was the former Cammie Claggett on the corner of W. Henry Street and Highland Avenue, addressed at 201 Highland Avenue. This request is to rezone the property for an apartment complex/multifamily residential development, as permitted under the R-6 PDD/General Residential Planned Development District zoning classification.

The former Cammie Claggett was one of the Spartanburg Housing Authority's (SHA) public housing apartment complexes that had consisted of one hundred fifty (150) units which are all now vacant. Over a long period of time the apartments suffered a lot of plumbing and structural problems which resulted in the units being unsafe; and the (SHA) had emptied all of them out by attrition over the past year. The owners desire to improve the property in a manner which is more consistent with the City's PDD zoning category. The owners wish to develop a group of structures that will consist of seventy-two new multifamily units, mass the property's open space and consolidate the residential portions of the planned development in a manner consistent with the PDD zoning regulations. The development is contemplated using a consolidated approach whereby the bulk of the residential buildings and amenities are located at the intersection of Highland Avenue and S. Henry Street. This approach, based on future development in the Highland area, gives the property an “urban feel” which was recommended by city officials.

PLANNING COMMISSION RECOMMENDATION: The request was unanimously endorsed by the Planning Commission on October 16, 2014.”

Mayor White opened the Public Hearing asking if there was anyone to speak in opposition to the rezoning. Hearing none, he asked if there was anyone to speak in favor of the rezoning. Hearing none, he called for the motion to close the public hearing.

Councilmember Reeder made a motion to close the Public Hearing. Mayor pro tem Scalisi seconded the motion, which carried unanimously 7 to 0.

Councilmember Rice made a motion to approve the rezoning request as stated on First Reading. Councilmember Reeder seconded the motion, which carried unanimously 7 to 0.

VIII. Resolution

A. To Determine Eligibility of 275 S. Church Street (Schuyler Building) for Special Property Tax Assessment for Rehabilitated Historic Property as Adopted by Ordinance of City Council on September 9, 2013

Presenter: Chris Story, Assistant City Manager

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

“Last year City Council established by ordinance a mechanism, consistent with state code, which allows City Council to provide an advantaged property tax treatment for eligible historic properties when those properties are significantly rehabilitated according to historic standards.

At the July 8, 2013 City Council meeting, Council voted to authorize the City Manager to take action necessary to designate the property for special assessment.

As verified by the South Carolina Department of Archives & History, 275 S. Church Street qualifies as an historic structure. The special assessment would relieve the owners of a portion of the additional property tax liability created by the acquisition and historic-standard renovation of the property for five years.

Staff recommends approval of the attached resolution to clarify the awarding of this assessment.

We welcome any questions you may have.”

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

IX. Other Business

A. Approval of Contract for Onsite Health Clinic

Presenter: Michelle Clyburn, Director of Human Resources

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

“As you know, the City administers health insurance benefits for employees and dependents. Last year the full cost of this program was \$3.8 million. The City is self-insured, which means the City directly pays the cost of the vast majority of health claims incurred. Like many progressive larger employers, for several years now we

have provided an on-site primary care clinic. The strategic objectives of an on-site clinic are:

- Reduced long term claim costs. Proactively addressing health problems before they progress to the point of requiring very costly procedures or hospitalizations produces significant savings.
- Cost effective handling of routine screenings, minor illnesses, and preventive care. We can provide those functions at a lower cost through the on-site clinic.
- Improved productivity. The convenience reduces time away from work and, perhaps most importantly, healthy folks are happier and more productive.

We have been pleased with the success of our on-site health clinic and would like to expand the scope of services to enhance this benefit. We would like for the clinic to increase our risk management outreach and provide on-site medications for chronic health conditions such as diabetes, hypertension and cardiovascular disease. To ensure we have the right partners and the right plan, earlier this fall we issued a request for proposals for this service.

Five companies responded to our request for proposals. The criteria for evaluation included:

1. Model and philosophy of how they run a clinic with a doctor, nurse practitioner, or RN.
2. The push for risk management, clinical results, and the tracking of such.
3. Offering medications for distribution on site and experience.
4. Offering other wellness services associated with risk management and acute care.
5. Scheduling software, scheduling protocol.
6. Report generation to help us track successes and return on investment.
7. Ability to adapt in the future with this ever-changing industry.
8. Start-up cost and ongoing cost.

We selected Palmetto Proactive Healthcare. We will introduce them to you and provide additional detail at the upcoming meeting. The estimated annual cost is \$210,384 with start-up costs of \$7,200. Our current health clinic annual costs are \$206,974.16. We anticipate that the net effect of this change will be a reduction in total health benefit costs.

ACTION REQUESTED: Approval for the City Manager to enter into a three-year contract with Palmetto Proactive Healthcare.”

Councilmember Ryba made a motion to approve the request. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.

B. Approval of Grant Agreement to Support the Renovation of 155 West Main Street

Presenters: Chris Story, Assistant City Manager

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

“Several years ago, Spartanburg native Nick Belmont began selling toffee made according to his grandmother’s recipe. His business, Dottie’s Toffee, is experiencing significant growth, now shipping products around the world. Having been featured in Southern Living magazine and other similar publications, demand had increased beyond the capacity of his current facility. While there are many options for simply

adding more production space, we are proposing financial incentives in hopes of converting this expansion into a facility that addresses several downtown goals.

- Achieve the renovation and full activation of a prominent structure on Morgan Square (155 W. Main Street).
- Add a new unique destination activity to the downtown. We believe the inclusion of an open exhibition kitchen, which will allow folks to see how the toffees are made, will be a popular activity with families and groups. We believe that “candy factory tours” will be a hit.
- Add a new unique dessert option to complement existing dining choices. Dottie’s plans to offer ice cream and other fresh made treats for folks to enjoy at adjacent outdoor tables.
- Add a new unique niche retailer to the square. The retail store will include a full line of gift options.

Collectively, Dottie’s Toffee and the building owner will invest nearly \$200,000 in improvements to the building, kitchen equipment, etc.

We recommend that City Council authorize a grant of \$30,000 (from currently appropriated economic development project funds in the City’s multi-county industrial park fund) to the City of Spartanburg Development Corporation (CSDC) with the intent that \$15,000 be granted to Dottie’s Toffee and \$15,000 be loaned from CSDC to Dottie’s Toffee according to favorable terms. The loan will enable those funds to subsequently be recycled by the CSDC into another project upon repayment. We look forward to any questions you may have.”

Councilmember Anderson made a motion to approve the request. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

C. Extension of Funding Challenge for Hub City Co-op Grocery

Presenter: Chris Story, Assistant City Manager

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

“In the spring of this year, City Council issued a funding challenge to the volunteers seeking to establish SC’s first cooperative grocery in downtown Spartanburg, known as the Hub City Coop. Since the challenge was issued, they have made considerable progress raising substantial new funds for the project. We recommend that City Council vote to extend the challenge deadline through January 31, 2015 to give adequate time for pending requests to be considered.

The requested action is a vote to authorize the extension.

We welcome any questions you may have.”

Councilmember Ryba made a motion to approve the extension as requested.

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

D. Presentation and Review of Northside Choice Neighborhood Transformation Plan

Presenter: Chris Story, Assistant City Manager

Tammy Hawkins, one of the team members of the Northside Initiative, reviewed the Vision Section of the Northside Choice Neighborhood Transformation Plan that focuses on people, strategies, neighborhood redevelopment, housing, and education. *City Council received the update as information.*

X. City Council Updates

Councilmember Rice mentioned he attended The Church St. Lofts ribbon cutting and added that the pool on the roof was going in that day. He complemented the renovations and wished them success in acquiring tenants.

He shared he attended the Harvest Park ribbon cutting that was well attended and a great thing for the area in which he grew up.

He stated that Wofford's Basketball team participation in ESPN's 24 hours of basketball would be a great way to showcase our City.

Councilmember Anderson invited everyone to visit the Downtown Airport is they haven't recently because of many great things happening there.

He shared that he had attended the SPATS meeting and that there were discussions of paving Hwy. 29 and adding sidewalks.

He invited everyone to the grand opening on November 15 of the St. Matthews Mini Park from 11:00 a.m. until 2:00 p.m.

Councilmember Brown shared she attended a meeting at the Chapman Center to view "The Memory Ship", which was on display to raise awareness for Alzheimer's disease.

She stated that she attended the Partner's for Active Living tasting tour at RJ Rockers.

She shared that she attended the grand opening for Harvest Park on Saturday, November 8 and was pleased with the diversity of the crowd.

Councilmember Ryba reminded everyone about the Parkinson's disease Symposium at 6:00 p.m. on November 13 at First Presbyterian Church.

She stated that she was impressed with Harvest Park, the building, the crowd who attended, and that she was anxious to see how everything would grow around it.

She shared that she and her husband would be attending the National League of Cities Conference November 29- 23, and that she hoped to bring back information beneficial to the city.

Mayor pro tem Scalisi thanked everyone responsible for the Harvest Park project. She mentioned that Councilmember Ryba's husband, Aaron, was the architect for the building. She shared that everyone should visit Hub City Chicken on Henry St., The Root restaurant in the old Four Seasons building, that the newly renovated movie theater at Hillcrest would re-open on November 20, that Marcos Pizza would open on November 24 in the Hillcrest Mall where the old Starbucks was located, and that she and some visiting friends saw "The Mystery of Irma Vep" at the Spartanburg Little Theatre. She share that the friends were impressed with all there was to do in our city.

Councilmember Reeder offered thanks to everyone involved in the Harvest Park project. He shared that he enjoyed all the festivities at the grand opening on Saturday, November 8, especially the fish and grits at the Monarch.

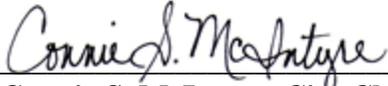
He shared that he visited Paisley Paws, went back home and got his dogs, returned to the

shop, and that everyone had a great time.

He reminded everyone of the playground build completion ceremony on Friday, November 21 at CC Woodson at 4:00 p.m.

He reminded everyone of the Forest Park ribbon cutting at 11:30 a.m. on Monday, November 24.

- XI. Adjournment – Councilmember Anderson** made a motion to adjourn the meeting. Councilmember Ryba seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 6:54 p.m.



Connie S. McIntyre, City Clerk