



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

(These minutes were approved at the January 12, 2015 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 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.

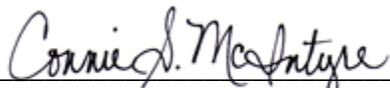
Mayor pro tem Scalisi shared she had attended many of the NLC Conference seminars in Austin and learned new things. However, she shared that Austin nothing on Spartanburg when it came to neighborhood development and landscaping. She complimented Public Services expressing how beautiful she thought Downtown 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