



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, August 10, 2015
5:30 p.m.**

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the July 27, 2015 City Council Meeting**
- IV. Approval of Agenda of the August 10, 2015 City Council Meeting**
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Special Presentation**
Presenter: Mayor Junie White
- VII. Way to Wellville Update**
Presenter: Chris Story, Assistant City Manager
- VIII. Resolution**
 - A. Budgeting FY16 Community Development Block Grant Public Services Funds**
Presenter: Mitch Kennedy, Community Services Director
- IX. Ordinances**
 - A. Authorizing the City Manager to Execute a Deed to Upstate Housing Partnership Conveying Property Located at 191 Sunny Street, Block Map Sheet 7-16-10, Parcels 182.00 and 183.00 (First Reading)**
Presenter: Mitch Kennedy, Director of Community Services
 - B. Authorizing the City Manager to Enter into a Historic Property Redevelopment Agreement with Vivian B. Fisher for the Sale of 620 South Irwin Avenue (TMS 7-16-06-008.00) (First Reading)**
Presenter: Mitch Kennedy, Community Services Director

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.

X. Other Business

- A. Award of Architectural Services for T.K. Gregg Community Center
Presenter: David Cook, Construction Project Manager**
- B. Bus Purchase
Presenter: Dennis Locke, Finance Director**
- C. Solarize Spartanburg
Presenter: Will Rothschild, Communications Manager**
- D. Boards and Commissions – Housing Board of Adjustments and Appeals,
Housing Authority
Presenter: Connie McIntyre, City Clerk**

XI. City Council Updates

XII. 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, July 27, 2015
5:30 p.m.**

**(These minutes are subject to approval
at the August 10, 2015 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Erica Brown, Councilmembers Jan Scalisi, Robert Reeder, Sterling Anderson, and Laura Stille. Councilmember Jerome Rice was out of town. 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 July 13, 2015 City Council Meeting –**
Councilmember Stille made a motion to approve the minutes as received. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.
- IV. Approval of Agenda of the July 27, 2015 City Council Meeting –**
Councilmember Stille made a motion to approve the agenda as received. Mayor pro Brown seconded the motion, which carried unanimously 6 to 0.
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
Dr. Bill Bledsoe, 1520 Whiteoak St., Spartanburg, came forward to speak regarding
“procurement procedure and 3 real property ordinances.”
- VI. National Night Out Proclamation**
Presenter: Mayor Junie White
Mayor White presented the 2015 National Night Out proclamation to representatives from several of the city’s neighborhoods. He invited everyone to take part in the event on Tuesday, August 4.

VII. Consent Agenda

- A. To Authorize the City Manager to Execute a Deed Conveying Vacant Lot on Greenlea Street, Block Map Sheet 7-16-07-219.00 (Second Reading)**
Presenter: Mitch Kennedy, Community Services Director
Councilmember Reeder made a motion to approve the consent agenda on second reading. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.

VIII. Other Business

- A. Boards and Commissions – City Council Recommendations and Approval**
Presenter: Connie McIntyre, City Clerk
The following applicants were approved by Council:
Accommodations Tax Advisory Committee – *Councilmember Anderson made a motion to waive the rules and appoint Clyde Norris, Wayne Sease, Steve Wong, and Larry Mullins to the Accommodations Tax Advisory Committee. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.*
Airport Advisory Committee – *Councilmember Stille made a motion to waive the rules and appoint Cullen Pitts to the Airport Advisory Committee. Councilmember Anderson seconded the motion, which carried 6 to 0.*
Board of Architectural Design and Historic Review - *Mayor pro tem Brown made a motion to appoint John W. Ringo, Jr., Ray Trail and Albert B. Jolly to the Board of Architectural Design and Historic Review. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.*
Bicycle and Pedestrian Committee - *Councilmember Scalisi made a motion to waive the rules and approve Janet Goode, Annette Haynie, and Carolyn Harbison to the Bicycle and Pedestrian Committee. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.*
Civil Service Commission – *Councilmember Stille made a motion to waive the rules and appoint Jacqueline Putnam as the 6 year member and William R. Moon as the alternate to the Civil Service Commission. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0.*
Construction Board of Adjustments and Appeals – *Councilmember Anderson made a motion to waive the rules and appoint Kenya Trenthem, Robbie McDade, and Benjamin C. Boland to the Construction Board of Adjustments and Appeals. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.*
Housing Authority – *Mayor pro tem Brown made a motion to waive the rules and appoint Kittie Tullis, Matt Copeland, and Andrew Poliakoff. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.*
Housing Board of Adjustment and Appeals – *Mayor White made a motion to waive the rules and appoint Ronald Poole and Horace Littlejohn to the Housing Board of Adjustment and Appeals. Councilmember Scalisi seconded the motion. Councilmember Anderson questioned whether or not Horace Littlejohn would be*

subject to dual service on boards since he serves as a Commissioner of Public Works. City Attorney McCabe state that would need to be researched. Mayor White withdrew his motion. Councilmember Anderson made a motion to carry over the appointments for this committee until the issue was resolved. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.

Minority and Women Business Enterprise Program – **Councilmember Scalisi** made a motion to waive the rules and appoint Sadhana Patel and Ricky Eason, Sr. to the Minority and Women Business Enterprise Committee. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0.

Planning Commission – **Councilmember Reeder** made a motion to waive the rules and appoint Michael Epps to the Planning Commission. Mayor White seconded the motion, which carried unanimously 6 to 0.

Public Safety Committee – **Mayor pro tem Brown** made a motion to waive the rules and appoint Nancy Eaker, Mary Jane Michels, R.J. Plumley, Amanda Gaines Phillips, and Ann Bearden to the Public Safety Committee. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.

Zoning Board of Adjustments and Appeals – **Councilmember Reeder** made a motion to waive the rules and appoint Josh Lonon, Reed Teague, and Anne Poliakoff to the Zoning Board of Adjustments and Appeals. Councilmember Anderson seconded the motion, which carried unanimously 6 to 0.

IX. City Council Updates –

Councilmember Stille shared she was happy to see that the downtown section of E. Main Street had reopened.

Councilmember Anderson mentioned that the Texas Roadhouse restaurant would be opening soon on the west side. He shared that \$300,000 in state funding had been allocated to the city for a Veteran’s Park at the Downtown Airport.

Councilmember Scalisi encouraged everyone to attend the National Night Out events on Tuesday, August 4 beginning at 5:30 p.m. She shared that the Saturday morning Farmer’s Market at Harvest Park was doing very well, was well attended, and had an overflow of vendors. She reminded everyone about the Carolina Panthers Training Camp, which would kick off on Friday, July 31 and continue through August 20.

Mayor pro tem Brown shared that the recent production by the Spartanburg Little Theatre of “The Rocky Horror Picture Show” was incredible. She stated that she was glad to see the Hub City Tap House on St. John nearing completion.

X. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Encouraging the Location of Two Businesses in the City

Councilmember Scalisi made a motion to adjourn to Executive Session for the stated reason. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0. Council adjourned to Executive Session at 5:59 p.m.

Council reconvened at 6:30. Mayor White stated that discussion was held with no decisions made.

XI. Adjournment – Councilmember Scalisi made a motion to adjourn the meeting. Councilmember Stille seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 6:36 p.m.



Connie S. McIntyre, City Clerk



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Mitch Kennedy, Community Services Director

SUBJECT: Staff Recommendation for FY16 Community Development Block Grant Public Service Funding

DATE: August 6, 2015

BACKGROUND: For FY16, a total of \$90,000 is available in Community Development Block Grant (CDBG) funding for public services, Fair Housing, and Section 3/MWBE activities. From this total of \$90,000, in its annual budgeting process, Council set aside \$70,000 for public service provider requests with the understanding that staff would conduct a thorough review of all requests and then present Council with a specific funding plan for FY16. Staff understands that Council may want to implement a different evaluation process in the future. For FY16, staff has conducted an extensive review of all of the public service funding requests. City employees Lisa Gosnell, Joyce Lipscomb, Cathy Brown, and Carmen Mays reviewed each application and then met with a representative of each applicant.

The attached report provides staff's recommendations. A total of \$65,000 is recommended to various service providers.

Staff notes that CDBG regulations strongly encourage grantees to fund Fair Housing and Section 3/MWBE activities from its annual grant. To meet these requirements and to meet what staff believes to be a critical need (financial literacy), staff is also recommending \$7,500 in financial literacy training which would be provided by CommunityWorks. \$7,500 is recommended for the City's Section 3/MWBE activities, and \$5,000 is recommended for the City's Fair Housing activities.

\$5,000 is recommended for administrative costs associated with the public service programs.

If approved by Council, staff will develop a grant agreement with each grant recipient that specifies approved activities. Staff will also conduct periodic monitoring of each recipient during the funding year to verify compliance grant conditions.

ACTION REQUESTED: Approval of a Resolution making a specific appropriation of \$90,000 in Community Development Block Grant funds for FY16 public services.

BUDGET & FINANCIAL DATA: \$90,000 in FY16 CDBG funding

**A RESOLUTION
BUDGETING FY16
COMMUNITY DEVELOPMENT BLOCK GRANT
PUBLIC SERVICES FUNDS**

WHEREAS, the City of Spartanburg has been awarded certain Community Development Block Grant funds and has allocated those funds to achieve various community development objectives; and

WHEREAS, it is necessary for City Council to approve the appropriation of funds derived as program income in accordance with Community Development Block Grant regulations; and

WHEREAS, CBDG regulations allow for a maximum of \$90,000 for FY16 for public services; and

WHEREAS, the City has set aside \$70,000 in CDBG funding to fund various service providers which primarily serve low and moderate income City residents; and

WHEREAS, the CDBG program strongly encourages grantees to set aside specific funding for Fair Housing and Section 3 purposes; and

WHEREAS, City Council of the City of Spartanburg has considered the recommendations of staff.

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

Section 1. The following appropriation of FY16 Community Development Block Grant public services funds is hereby approved:

Bethlehem Center	\$10,500
Big Brothers, Big Sisters	\$5,000
COLORS	\$8,000
Spartanburg Housing Authority	\$10,000
SC Legal Services	\$4,500
Safe Homes/Rape Crisis	\$7,000
MBF/Way To Wellville	\$20,000
Community Works/Financial Literacy	\$7,500
Section 3/MWBE Activities	\$7,500
Fair Housing Activities	\$5,000
Administration Costs	<u>\$5,000</u>
TOTAL	\$90,000

Section 2. This Resolution is adopted this _____ day of _____, 2015.

Mayor

ATTEST:

Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

Cathy Hoefler McCabe, City Attorney

CDBG Public Services Funding – FY16

Staff Evaluation and Recommendation

Evaluation Process – A staff committee evaluated each application for public service funding. Interviews with representatives from each applicant were conducted. A summary of each application and the committee’s rationale for funding is provided below.

1 – Bethlehem Center – The applicant proposes to continue the employment of a part time worker to implement their after school/summer program – SOAR. This program serves students between the ages of 5 – 13, provides a safe after school haven, homework support, and enrichment programs. All program participants are City residents from low income neighborhoods. The Bethlehem Center has served the community for many years. Many of the program participants reside in the Highland Community which is a highly distressed neighborhood. It suffers from high crime, high dropout, high drug use. This current funding year, the applicant served 50 City students and hopes to increase that number to 100. In addition, the applicant utilizes many community volunteers. Program success is measured by school attendance, academic performance, and standardized test improvement.

Staff believes the SOAR program meets an essential need and is recommending funding of \$10,500.

2 – Spartanburg Housing Authority – The SHA requested funding for its Family Self Sufficiency Program. The SHA is seeking to increase the number of participants in this program. The program serves individuals who reside in public housing. The program provides comprehensive case management services that assist residents with educational advancements, job skills training, access to child care, and transportation. City funding would be used to fund specific initiatives that will include: Adult Literacy Program; GED Registration fees; Certificate programs at SCC; Transportation; Child Care for newly employed residents; Employment Costs (i.e. uniforms, ID’s, medical testing). Program success will be measured by educational attainment, job attainment, job retention, and transition from public housing. 50 additional city residents are expected to benefit from an allocation of CDBG funds.

Staff believes this program will provide valuable supportive services and will assist many City residents in their transition to transition to economic independence. Staff is recommending funding of \$10,000.

3 – SC Legal Services – SC Legal Services is the only law firm statewide that provides free legal services to low income individuals. The need for this service overwhelms capacity. Access to legal assistance helps families remain in housing avoiding unnecessary evictions and foreclosures. In order to receive services, clients must be low income. Last year, SC Legal Services provided counsel or advice to over 330 residents of the City. Legal Services has partnered with the City to do a workshop on “Renters Rights” as well as participate in the annual

Home Owners Fair. This organization has shown proven capacity to meet the requirements of past CDBG funding.

Staff is recommending funding of \$4,500.

4 – Safe Homes/Rape Crisis – Requested funding would partially fund a domestic violence victim advocate to serve victims and their dependent children in the shelter. This shelter houses 54 people and is staffed 24 hours a day. In addition to shelter, victims receive a comprehensive program to move them out of their current situation. Approximately 85% of the victims sheltered are low to moderate income and all are homeless due to domestic violence. In 2014, the applicant provided assistance to over 1,000 City residents and sheltered over 75 women and children from the City. In addition, Safe Home is very proactive in its outreach at high schools, colleges, health fairs, etc. and have established a solid partnership with City police.

Staff is recommending funding of \$7,000.

5 – Mary Black Foundation/Way To Wellville Community Outreach - This is a new program which would build on the Way to Wellville Initiative. Funding would support a part time Neighborhood Engagement Coordinator who would develop strategies to engage residents in the Beaumont Mills, Highland, Southside, Northside and Park Hills neighborhoods. A key component of the Wellville strategy to engage neighborhoods which have historically suffered from poor health outcomes. Staff believes this initiative offers a tremendous opportunity to positively impact these neighborhoods.

Staff is recommending funding of \$20,000.

6 – COLORS – The COLORS program is seeking to serve 250 students from District 7 schools (K -12) with an after school arts programs. Funding would be used to transport students the Chapman Cultural Center for studio work and comprehensive art education. In addition, visiting artists would be on site to work with the students. This program serves a need for after school hours with a safe and creative place, not only educational but adding to quality of life opportunities, such a cultural engagement and a deeper connection to their community. Students would be picked up after school and then returned to their respective schools at 6 pm for parent pickup. Parents would be kept informed of progress on a daily basis when students are returned back to school for pick up. It is the contention of the COLORS Program that this would be an increase in participants by providing transportation; in the past, too many students could not attend as they did not have a way to get to the studio and their numbers dropped. In addition, having the program at the Center provides a hands on opportunity to be at the venue and experience all the services and programs available.

Staff is recommending funding of \$8,000.

7 – Big Brothers Big Sisters – Big Brothers Big Sisters provides one-on-one mentoring to at risk students. Program goals are to keep students in school and on path to graduation,

prevent/reduce high risk behaviors, and teach life skills. It is expected that 25 City students will participate in the program.

Staff is recommending funding of \$5,000.

8 – Drug Court - Drug Court seeks to provide an alternative to criminal prosecution for individuals charged with a drug offense. \$30,000 was requested to partially fund a counselor position. In its evaluation, staff determined that it would be very difficult for this program to achieve a level of benefit to low and moderate income City residents that would be comparable to other programs which are recommended for funding. Staff communicated these concerns to Drug Court staff. Options were discussed with respect to possible program modifications that would achieve additional City resident benefit in the future.

Staff is not recommending funding for FY16.

9 – Urban League - Funding was requested at \$20,000 to fund administration costs (salary and overhead) associated with a new financial literacy program called “Dollars and Sense.” Staff believes that this program would duplicate programs offered by other service providers.

Staff is not recommending funding for FY16.

10 – Divinity Care – Divinity Care operates a homeless shelter for men. The facility is located on Arch Street. Divinity Care submitted a funding request to purchase a used van for \$7,200. Staff appreciates the services provided by Divinity Care but has concerns about current organizational capacity. Staff hopes that oversight and capacity concerns can be addressed in the near future.

Staff is not recommending funding for FY16.

Other Recommendations

In addition to the above recommended funding, staff is recommending the following financial literacy, Section 3/MWBE, and Fair Housing activities.

- \$7,500 for Financial Literacy Training - Community Works is an organization with proven capacity to address this need. Community Works has a comprehensive program that assists participants in moving to financial stability. Community Works has established an office at Harvest Park and offers its services to all income eligible City residents. Staff believes the Community Works programs offers the best and most efficient opportunity to offer financial literacy training to low-moderate income City residents.
- \$7,500 for community focused economic development activities to include outreach, referral to business development resources, MWBE activities, job development, and Section 3 activities. City staff will administer these activities.

- \$5,000 for Fair Housing Activities – Under the CDBG program, the City must continually work to “affirmatively further fair housing.” In partnership with Spartanburg County, Fair Housing initiatives are implemented based on the Analysis of Impediments, with a focus on awareness, education and outreach. In addition, emphasis needs to continue to provide services to minority populations as well as individuals with disabilities. City staff will administer these activities.
- \$5,000 Administrative Costs associated with the oversight of public service programs.



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Mitch Kennedy, Director of Community Services
SUBJECT: Sale of Property – 191 Sunny Street
DATE: August 5, 2015

BACKGROUND:

In June of 2013, the City of Spartanburg purchased 191 Sunny Street, Block Map Sheet 7-16-10, parcels 182 and 183 at a deficiency judgment sale. The purchase price was \$2,536. Parcel 182 has a house on it that is currently condemned. Staff would like to demolish this property utilizing funds from the Neighborhood Improvement Program (NIP). Under NIP rules, the property must be owned by a S.C. State Housing Finance and Development Authority approved non-profit. Staff is recommending that the property be sold to Upstate Housing Partnership (UHP) as an approved NIP non-profit. UHP owns 3 additional structures on Sunny Street that it plans to demolish using NIP funds.

ACTION REQUESTED: Approval of an Ordinance conveying the property at 191 Sunny Street, Block Map Sheet 7-16-10, parcels 182 and 183 to Upstate Housing Partnership for the purchase price of \$2,536

BUDGET AND FINANCIAL DATA: CDBG program income in the amount of \$2,536.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED TO UPSTATE HOUSING PARTNERSHIP CONVEYING PROPERTY LOCATED AT 191 SUNNY STREET, BLOCK MAP SHEET 7-16-10, PARCELS 182.00 AND 183.00

BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1: Approve and authorize the sale of 191 Sunny Street, Block Map Sheet 7-16-10, Parcels 182.00 and 183.00 to Upstate Housing Partnership for \$2,536.

Section 2: The City Manager is authorized to sign necessary paperwork to execute this transaction.

Section 3. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of August, 2015.

MAYOR

ATTEST:

CITY CLERK.

APPROVED AS TO FORM:

CITY ATTORNEY

___/___/___ 1ST Reading

___/___/___ 2nd Reading



2015+ Parcel Sales
2014 Parcel Sales
2013 Parcel Sales

0 45 90 135 180 ft

SUNNY-EST





REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Mitch Kennedy, Director of Community Services
SUBJECT: Restoration and Preservation of 620 S. Irwin Avenue
DATE: August 5, 2015

BACKGROUND:

The home at 620 S. Irwin Ave. within the Hampton Heights Historic District has been vacant and in disrepair for several years. The condition of the property has had adverse impact on the neighborhood. Given the significant cost of undertaking the historically appropriate rehabilitation of the house and financial obligations to the South Carolina State Housing Finance and Development Authority associated with the property, Staff and neighborhood leaders have explored a variety of potential remedies without success until recently.

A party has now been identified who is both experienced in historic residential rehabilitation and willing to cover all associated costs. The attached agreement would enable work to proceed at no cost to the City. We recommend your approval.

ACTION REQUESTED: Approve the sale of 620 S. Irwin Ave. to Vivian B. Fisher and authorize the City Manager to enter into an agreement that would stipulate certain conditions of sale.

BUDGET AND FINANCIAL DATA: There is no cost to the City.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO ENTER INTO A HISTORIC PROPERTY REDEVELOPMENT AGREEMENT WITH VIVIAN B. FISHER FOR THE SALE OF 620 SOUTH IRWIN AVENUE (TMS 7-16-06-008.00).

WHEREAS, the City has from time-to-time entered into agreements with various parties which accomplish various community and economic development objectives of the City; and

WHEREAS, the City has sought to promote the preservation of historic properties when feasible; and

WHEREAS, the City has adopted preservation codes to protect the Hampton Heights neighborhood; and

WHEREAS, the City has the opportunity to return a single family home located in the Hampton Heights neighborhood to private ownership; and

WHEREAS, the buyer of the home has agreed to certain redevelopment standards as set forth in a Redevelopment Agreement.

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

Section 1: The sale of 620 South Irwin Street in accordance with conditions set forth in a Redevelopment Agreement is hereby approved.

Section 2: The City Manager is authorized to sign necessary paperwork to execute this transaction.

Section 3. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of August, 2015.

MAYOR

ATTEST:

CITY CLERK.

APPROVED AS TO FORM:

CITY ATTORNEY

___/___/___ 1ST Reading

___/___/___ 2nd Reading





COUNTY OF SPARTANBURG) HISTORIC PROPERTY
) REDEVELOPMENT AGREEMENT
) BETWEEN
) THE CITY OF SPARTANBURG,
) AND
 STATE OF SOUTH CAROLINA) VIVIAN B. FISHER

WHEREAS, the City of Spartanburg (the “City”) has determined it is in its best interest to encourage private investment within neighborhoods to address vacant substandard properties to strengthen neighborhood vitality; and

WHEREAS, 620 S. Irwin Avenue has been vacant and in disrepair for several years and is in need of significant investment; and

WHEREAS, 620 S. Irwin Avenue is located within the Hampton Heights Historic District as is therefore subject to standards regarding historic rehabilitation; and

WHEREAS, Vivian B. Fisher is experienced in the rehabilitating residential structures in accordance to historic standards; and

WHEREAS, in order for 620 S. Irwin Ave. to be utilized without restriction as a residence, \$34,134.48 must be reimbursed to the SC State Housing Finance and Development Authority; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Vivian B. Fisher and the City in consideration of the promises and the mutual covenants and agreements herein contained do hereby agree to the following:

Vivian B. Fisher Commitments:

1. To fully renovate 620 S. Irwin Ave. in accordance with Historic Standards expending at least \$70,000 within eighteen months of execution.
2. To pay the SC State Housing Finance and Development Authority \$34,134.48 within 30 days of execution of this agreement.
3. To engage properly licensed contractor(s) and/or subcontractor(s) to make the interior and exterior improvements as stated above.
4. To meet all typical and customary City permitting (Zoning, Building Inspections, and Business License) requirements. Nothing in this Agreement relieves the Property Owner from complying with all other City Ordinances, statutes, laws, or regulations that pertain to the construction of the Project.

City Commitments:

1. Take necessary steps to provide clear title to 620 S. Irwin to Vivian B. Fisher.

General Conditions

1. **Invalidity.** Should any of the provisions of this Agreement held invalid in whole or in part, it shall not affect or invalidate the balance of such provision or any other provisions.
2. **Amendments.** This Agreement may not be amended, modified or changed, except by an instrument in writing and signed by all the parties.
3. **Entire Agreement.** This Agreement contains the sole and entire understanding between the parties, and all other promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are merged into this Agreement.
4. **Notices.** All, notices, requests, demands, or other communications required or permitted to be given hereunder shall be in writing and shall be addressed and delivered by hand or by certified mail, return receipt requested, or by overnight courier, or by fax, with evidence of delivery, to each party at the addresses set forth below. Any such notice, request, demand or other communication shall be considered given or delivered, as the case may be, on the date of delivery. Rejection or other refusal to accept or inability to deliver because of changed address of which proper notice was not given shall be deemed to be receipt of the notice, request, demand or other communication. By giving prior written notice thereof, any party, from time to time, may change its address for notices hereunder.
5. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same agreement.
6. **Successor and Assigns; Termination.** This Agreement shall be binding on the parties hereto, their heirs, successors and assigns. This Agreement may only be terminated with the consent of all parties hereto.
7. **Choice of Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.
8. **No Continuing Waiver.** The waiver of any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals and executed this Agreement this _____ day of _____, 2015.

IN THE PRESENCE OF:

VIVIAN B. FISHER

CITY OF SPARTANBURG

By: _____

Ed Memmott

Its: City Manager

ATTEST:

By: _____

Connie McIntyre

Its: City Clerk

APPROVED AS TO FORM:

By: _____

Cathy H. McCabe

City Attorney



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: David Cook, Construction Project Manager
SUBJECT: Award for Architectural Services for T K Gregg Community Center
DATE: August 6, 2015

BACKGROUND:

Staff received conducted a public solicitation for qualification statements for design services for the TK Gregg Community Center. Qualification statements were received from:

LS3P Associates LTD, Greenville, SC
Convergence by Architects, Seneca, SC
Craig, Gaulden & Davis, Greenville, SC

Stewart-Cooper-Newell, Gastonia, NC
DP3 Architects LTD, Greenville, SC
McMillan Pazdan Smith Architecture

A project selection committee comprised of Mitch Kennedy, Curt McPhail, Myles Wilson, Phoenix Miller, and Molly Talbot-Metz was formed. This selection committee reviewed all qualifications and then selected McMillan Pazdan Smith Architecture, DP3 Architects LTD, and LS3P Associates LTD for presentations. After the presentations, the selection committee determined that McMillan Pazden Smith Architecture was the most qualified firm for this project.

ACTION REQUESTED:

Authorization for the City Manager to negotiate with McMillan Pazdan Smith Architecture for architectural services for the TK Gregg Community Center. If unable to reach a contract price with McMillian Pazdan Smith Architecture that is acceptable with the City, the City Manager will advise Council that he has reached an impasse and will request permission to negotiate a contract with the second highest rated firm.

BUDGET AND FINANCIAL DATA: Exact cost will be determined in negotiations with McMillan Pazdan Smith Architecture and will be funded with TK Gregg Project Funds.



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Dennis R. Locke, Finance Director
SUBJECT: Bus Purchase
DATE: August 6, 2015

BACKGROUND:

We have a bus that will be fully depreciated in August of 2016. Currently the production time to replace a bus is approximately one year. We included in our FY14 FTA grant application SC-90-X283-00 the replacement of this rolling stock. This grant will reimburse 85% of the total cost of the budget amount.

We are recommending that we replace the bus with heavy duty model with long lifespans. Large buses have advantages associated with safety, route efficiency, and rider convenience and comfort.

ACTION REQUESTED:

Staff requests approval to purchase one 35-foot heavy duty diesel buses from Gillic, LLC.

BUDGET & FINANCIAL DATA:

The bid price for this bus is \$400,597.



MEMORANDUM

TO: Ed Memmott, City Manager
FROM: Will Rothschild, Communications Manager
SUBJECT: Solarize Spartanburg
DATE: August 10, 2015

The City of Spartanburg has been a leader in sustainability efforts in South Carolina, including launching the state's first single-stream curbside residential recycling program, being honored as the Plug-In City of the Year for its commitment to providing free plug-in stations for electric vehicles, has added hybrid and compressed natural gas-powered vehicles to its fleet, and was recognized as the first Bicycle-Friendly Community in the state. We seek to continue that work in part through occasional briefings on related items of interest.

The SC General Assembly this year approved new rules and tax incentives governing the installation and usage of residential solar power systems. The new rules position South Carolina to experience robust growth in residential solar energy production. The potential associated cost savings for people who install residential solar systems is significant, though it is premature to make predictions about cost-savings or the "average homeowner."

Upstate Forever, a regional conservation organization with offices in Downtown Spartanburg, and Smart Power, a national not-for-profit, have teamed up to help promote the changes and new opportunities in this sector, and have offered the City the opportunity to partner with them in these efforts. As an added bonus, the City has an opportunity to receive a free 5 kw solar system to be installed on any community building of our choice for every 60 local residents who install a residential solar system during the campaign's duration.

We consider this Council briefing to be a first step in helping area residents understand this opportunity. We look forward to any questions you may have.