



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, March 28, 2016
5:30 p.m.**

**(These minutes were approved at the
April 11, 2016 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Sterling Anderson, Councilmembers Jan Scalisi, Jerome Rice, Erica Brown, Laura Stille and Rosalyn Henderson Myers. 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 – Boy Scout Marshall Rogers from Troop 2 lead everyone in the Pledge of Allegiance.**
- III. Approval of the Minutes of the March 14, 2016, City Council Meeting –**
Councilmember Stille made a motion to approve the minutes as received. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.
- IV. Approval of Agenda of the March 28, 2016 City Council Meeting -**
Mayor White requested an amendment to the agenda to move the workshop item “Sunday Beer and Wine Sales” for discussion after the Fire Department Update. *Councilmember Rice made the motion to amend the agenda. Councilmember Stille 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. Recognition of Retiring City of Spartanburg Employees**
 - A. Sergeant Paul Roper – City Police Department**
 - B. Sergeant Kenneth Knox – City Fire Department**
 - C. Carlton Settle – City Fleet Maintenance Department***Mayor White thanked each of the retirees for their service to the city and presented each of them with a retirement plaque.*

VII. Ordinance

A. A Third Supplemental Ordinance Providing for the Issuance and Sale of City of Spartanburg, South Carolina, Special Obligation Bonds in the Aggregate Principal Amount of Not Exceeding \$12,500,000; Delegating the Authority to the Mayor and City Manager to Determine Certain Matters with Respect to the Bonds; Prescribing the Form and Details of Such Bonds,; and Other Matters Relating Thereto (First Reading)

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“In 2009 the City financed the construction of two important assets, the St. John Street Parking Garage and the renovated Airport Terminal and Hangars. We were able to utilize New Market Tax Credits to reduce the net cost of these projects considerably. However, utilization of the tax credits required a more complex ownership and financing structure.

To date the assets have been owned by two entities created specifically for that purpose, the Spartanburg Parking Facilities Corporation and the Spartanburg Airport Facilities Corporation, and leased to the city with lease payments sized to cover the corporations’ annual debt service. The tax credit financing structure required that those assets remain owned by those entities for a period of seven years.

As planned from the outset, now that the tax credit holding period has expired, the city may now convert these assets to conventional city ownership, convert the annual lease payments to conventional bond payments, and refinance the outstanding principal associated with the facilities. While we have from now until 2021 to act, we believe that the interest rate environment indicates that we should act now.

The proposed action would allow us to lock in favorable interest rates, avoid future rate risk, and achieve a very modest degree of annual savings.

At the same time, we reviewed all of the city’s outstanding debt to determine if we would be wise to refinance other issues at this time. The hospitality tax-funded 2005 Certificates of Participation which were used to finance the reconstruction of Morgan Square are now callable. Although the potential savings are minimal, we are recommending refinancing those within this transaction. Doing so does not extend the term of this debt or increase its annual payments. However, it does position the city to have greater flexibility in future issuances.

We are recommending first reading of the attached ordinance at the upcoming meeting. If approved, we will then begin the implementation process with expectation of receiving bids on April 19th. At that point we will know the actual projected annual savings in time for second reading on April 25th.

Please let us know if you have any questions.”

Mayor pro tem Anderson made a motion to approve the ordinance as presented on first reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

VIII. Resolutions

A. **Approving the Voluntary Purchase of Properties (Block Map Sheet 7-11-11-033.00, 7-11-11-032.00, 7-11-11-042.01, 7-16-01-104.03 and 7-16-05-190.00) with NIP Funds**

Presenter: Mitch Kennedy, Director of Community Services

Mr. Kennedy presented the item to Council as follows:

“Last year, the City received \$2.4 million in funding from the South Carolina Housing Finance and Development Authority through the Neighborhood Initiative Program (NIP). The NIP funds the acquisition and removal of boarded-up, vacant, condemned and/or blighted structures and subsequent improvement of the parcels.

Staff has identified several properties that meet the eligibility requirements to use NIP Funds for purchase and demolition. The owners of those properties have tentatively agreed to sell the properties to the City subject to Council approval.

Address	Parcel Number	Agreed Purchase Price
219 Herbert St.	7-11-11-033.00	\$12,000
221 Herbert St.	7-11-11-032.00	\$12,000
208 Michael St.	7-11-11-042.01	\$10,000
0 Norris St.	7-16-01-104.03	\$3,000
321 Norris St.	7-16-05-190.00	\$11,000

ACTION REQUESTED: Approval of a Resolution to authorize the City Manager to proceed with the purchase of 219 Herbert Street, 221 Herbert Street, 208 Michael Street, 0 Norris Street, and 321 Norris Street.

BUDGET AND FINANCIAL DATA: \$48,000 in NIP Funds.”

Councilmember Rice made a motion to approve the resolution as presented.

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

B. **Approving Voluntary Acquisition (Block Map Sheet 7-08-15-188.00, 7-16-10-177.00)**

Presenter: Mitch Kennedy, Director of Community Services

Mr. Kennedy presented the item to Council as follows:

“The City of Spartanburg in an effort to stabilize its neighborhoods and provide for redevelopment/rehabilitation opportunities, has from time-to-time purchased real property. Staff assesses the value of the property, current conditions, and potential for redevelopment and/or rehabilitation to determine feasibility of acquisition. Staff is recommending the voluntary purchase of two properties:

- The owner of 117 Phifer Drive, Block Map Sheet 7-08-15-188.00 has agreed to sell the property to the City. The property is vacant and blighted. Staff believes that it is the public's interest to purchase the property at the tentatively agreed to price of \$26,500.
- The owner of 161 Home Street, Block Map Sheet 7-16-10-177.00 has agreed to sell the property to the City. The property is vacant and blighted. Staff believes that it is in the public's interest to purchase the property at the tentatively agreed to price of \$17,500.

Staff believes the purchase and renovation of these properties will encourage further stabilization of nearby homes.

ACTION REQUESTED: Approval of a Resolution to authorize the City Manager to proceed with the purchase of 117 Phifer Drive and 161 Home Street.

BUDGET AND FINANCIAL DATA: \$44,000 in CDBG funds will be used for the purchase of the parcels.”

Councilmember Henderson Myers made a motion to approve the resolution as presented. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

IX. Other Business

A. **Award of Bid for Marion Avenue Culvert Replacement** **Presenter: Jay Squires, Streets and Storm Water Manager**

Mr. Squires presented the item to Council as follows:

“Staff received bids for the replacement of a culvert under Marion Avenue. This project consists of removal and replacement of a culvert from under Marion Avenue between Alexander Avenue and Hudson L. Barksdale Boulevard.

The following bids were submitted:

Larry Green Grading, Inc. (Lyman)	\$180,104.72
Capitol Construction of the Carolinas, LLC. (Spartanburg)	\$195,859.25

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that Larry Green Grading, Inc. is the responsive low bidder. No bids were submitted from MWBE certified contractors. It is anticipated that it will take 45 days (depending on weather) to complete this project. Staff will give neighborhood residents advance notice using door hangers and mailers. A portion of Marion Avenue will be closed during construction for safety reasons. A detour route will be in place for convenience while the segment of road is closed.

ACTION REQUESTED: Allow staff to accept the bid from Larry Green Grading, Inc. and authorize the City Manager to enter into a contract with, Larry Green Grading, Inc. for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 180,104.72 from the Storm Water Utility fund will be used to complete the project.”

Councilmember Stille made a motion to approve the award of bid to Larry Green Grading, Inc. of Lyman, SC in the amount of \$180,104.72. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

B. Proposed 2016 Street Resurfacing Program

Presenter: Tim Carter, Engineering Manager

Mr. Carter presented the item to Council as follows:

“The City is eligible to receive funds for road repaving from the Spartanburg County Road Fee Program and the Spartanburg County Transportation Committee (“CTC”). In anticipation of this funding, staff annually evaluates the condition of city maintained streets. Using this standardized rating process, a ranking of the streets is developed. Priority for repaving is then given to streets in the worst condition.

For 2016, staff is recommending repaving of the streets listed on the attachment. With Council’s approval, staff will move forward with the submission of this ranking to Spartanburg County and will proceed with bid solicitation and will return to Council for contract approval.

ACTION REQUESTED: Authorize staff to submit proposed selection of streets for repaving to Spartanburg County.

BUDGET AND FINANCE DATA:

Spartanburg County Transportation Committee - \$350,000

Spartanburg County Road Fee - \$484,336.”

Councilmember Rice made a motion to approve the proposed 2016 Street Resurfacing Program. Councilmember Scalisi seconded the motion, which carried unanimously.

C. Spartanburg County Financial Stability Task Force – Community Meeting & Poverty Simulation Briefing

Presenters: Mitch Kennedy, Director of Community Services

Heather Witt, VP of Community Impact, United Way of the Piedmont

“In the fall of 2015, the United Way of the Piedmont (UWP), with financial support from the Mary Black Foundation, embarked on a five month effort to better understand poverty in Spartanburg. Using focus group meetings, interviews, and data analysis, the UWP has formulated strategies to address the most significant barriers to financial stability.

The UWP and its partners are now ready to move forward with implementation of efforts intended to assist individuals and families in need. A task force has been formed. This task force will kick-off its initiative at 1:30 PM, March 30, at the Spartanburg Community College – Downtown Campus.

Staff would like to brief Council on this effort.
Council received the report as information.

D. Fire Department Update

Presenter: Marion Blackwell, FC, Fire

Chief Blackwell announced the following updates and recognitions from the fire department:

- Jeremy Morgan – Credentialed Fire Officer
- Richard Balmer – Credentialed Chief Fire Officer
- John (Brad) Hall – Credentialed Chief Fire Officer
- John (Brad) Hall – National Fire Academy Executive Fire Officer
- Re – Accreditation for the Second Time for the Fire Department

Council received the report as information.

SUNDAY BEER AND WINE SALES DISCUSSION -

After presentation of research by City Manager Memmott, comment by Chief Thompson, explanation of the procedure for moving forward by City Attorney McCabe, and discussion by Council, **Mayor White made a motion to move forward with bringing an ordinance for council approval to have the question of Sunday beer and wine sales placed on the November 2016 election ballot as a referendum. Councilmember Brown seconded the motion. The vote was 6 to 1 in favor of the motion with Councilmember Rice voting against the motion.**

X. City Council Updates

Councilmember Stille shared she appreciated the good information received in the Community Assessment.

Councilmember Henderson Myers shared she was excited about all the workshops and the information received from them.

Councilmember Scalisi share she attended the CDBG Community Forum and appreciated the information received relative to current situations in the community.

Councilmember Brown reminded everyone of Marshall Tucker Band themed fundraising event to be held at the Chapman Cultural Center the following weekend. She offered condolences to the City of Greenville and the families of Office Jacobs.

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

Councilmember Rice made a motion to adjourn to Executive Session for the reason stated. **Councilmember Scalisi** seconded the motion, which carried unanimously, and Council adjourned to Executive Session at 6:41 p.m.

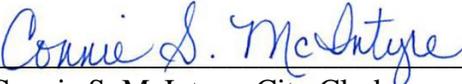
Council reconvened at 7:45 p.m. Mayor White stated that discussion was held with no decisions made.

- XII. Adjournment** – *Councilmember Brown made a motion to adjourn the meeting. Councilmember Scalisi seconded the motion, which carried unanimously. The meeting adjourned at 7:48 p.m.*

**(Discussed after the Fire Department Update –
reference the agenda amendment vote in Item IV.)**

**City Council Workshop
Council Chambers
Monday, March 28, 2016**

- I. Reconvene**
- II. Sunday Beer and Wine Sales**
- III. Adjournment**



Connie S. McIntyre, City Clerk