



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, July 23, 2018
5:30 p.m.

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the July 9, 2018 City Council Meeting**
- IV. **Approval of the Agenda of the July 23, 2018 City Council Meeting**
- V. **Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Recognition of Retiring City Firefighter Fire Sergeant/Engineer Mark Wood**
Presenter: Mayor Junie White
- VII. **Presentation of Proclamation to Miss South Carolina Davia E. Bunch**
Presenter: Mayor Junie White
- VIII. **Public Hearing Regarding Removal of Certain Parcels from the St. John – Daniel Morgan Tax Increment Financing District**
Presenter: Chris Story, Assistant City Manager
- IX. **Consent Agenda**
 - A. **Ordinance Accepting the Property Owned by Barry Thomas Ledford, and Heidi Ledford, and Being Located at 423 Ransdell Drive, and that Portion of Ransdell Drive and Crews Drive Abutting Said Property, as a Part and Parcel of the City of Spartanburg and Declaring Said Property Annexed to and a Part and Parcel of the City of Spartanburg, Said Parcel to be Zoned R-15, Single Family Residential Upon Annexation (Second Reading)**
Presenter: Natalia Rosario, Planner III

- B. Approving a Development Agreement Between the City of Spartanburg and Morgan Silver, LLC (Second Reading)**
Presenter: Ed Memmott, City Manager

X. Other Business

- A. Boards and Commissions – Consideration of Appointment of Applicants for Public Safety Committee and HARB**
Presenter: Connie McIntyre, City Clerk

XI. City Council Updates

XII. Adjournment



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, July 9, 2018
5:30 p.m.**

**(These minutes are subject to approval
at the July 23, 2018 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Erica Brown, Sterling Anderson, Alan Jenkins, Max Hyde, and Ruth Littlejohn. City Manager Ed Memmott and Interim City Attorney Larry Flynn 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 Scouts from Troop 8 at Westminster Presbyterian Church** led everyone in the Pledge of Allegiance.
- III. Approval of the Minutes of the June 26, 2018 City Council Meeting –**
*Councilmember Littlejohn made a motion to approve the minutes as approved.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of the Agenda of the July 9, 2018 City Council Meeting –**
*Councilmember Jenkins made a motion to approve the agenda as received.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
 - 1. Polly Booker, 535 Willis Trace Road, Spartanburg, SC,** spoke representing “Tenants Against Predatory Towing” asking that the towing license for Cole’s Towing be revoked due to recent towing incidences in the area where she lives.
 - 2. Tony Wright, 372 Vanderbilt Road, Spartanburg, SC,** spoke regarding his concerns with trash truck waste liquids spilling onto his neighborhood roads.
 - 3. Laurie Wright, 372 Vanderbilt Road, Spartanburg, SC,** signed in to speak, but chose not to after signing in.

VI. Public Hearing

A. Ordinance Accepting the Property Owned by Barry Thomas Ledford, and Heidi Ledford, and Being Located at 423 Ransdell Drive, and that Portion of Ransdell Drive and Crews Drive Abutting Said Property, as a Part and Parcel of the City of Spartanburg and Declaring Said Property Annexed to and a Part and Parcel of the City of Spartanburg, Said Parcel to be Zoned R-15, Single Family Residential Upon Annexation (First Reading)

Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“Staff received a request for Annexation Agreement Covenant and Restriction from Barry Thomas Ledford, and Heidi Ledford, owners of 423 Ransdell Drive for annexation of the property into the City of Spartanburg on June 7, 2018. Because this property will be zoned R-15, Single Family Residential upon Annexation, there is no need to obtain zoning designation by the Planning Commission.

Since the parcel is contiguous to the City Limits, the property owner has submitted an annexation petition under the 100 percent Petition and Ordinance method. Since the zoning designation for the contiguous parcel is R-15, Single Family Residential; Staff is requesting Council to designate the parcel as R-15.

ACTION REQUESTED: Staff recommends that the City Council take the following actions:

- (a) Approve the Annexation Agreement Covenant and Restriction of 423 Ransdell Drive (TMS7-10-09-011.00).
- (b) Designate the zoning for this property as R-15 (Single Family Residential) upon annexation.

BUDGET AND FINANCE DATA: The parcel will generate property tax after annexation. Additional service costs will be minimal.”

Mayor White opened the public hearing. He asked if there was anyone in attendance who was opposed to the annexation. Hearing none, he asked if there was anyone in attendance to speak in favor of the annexation. No one came forward to speak.

Councilmember Brown made a motion to close the public hearing.

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

Councilmember Jenkins made a motion to approve the annexation on first reading. **Councilmember Brown** seconded the motion, which carried unanimously 7 to 0.

VII. Ordinance

A. **Approving a Development Agreement Between the City of Spartanburg and Morgan Silver, LLC (First Reading)**

Presenter: Ed Memmott, City Manager

Mr. Memmott presented the item to Council as follows:

“Since Council’s consideration of the proposed Silverhill housing development on June 25, staff has met with the prospective developer in an effort to further define the housing price ranges for the project.

Just to remind Council, the developer, Morgan Silver, LLL, intends to build 24 single family residences at this location. Total capital investment of approximately \$7 million is anticipated. The developer is proposing to construct at least 24 homes on the approximately 4.5 acres that would be conveyed from the city. The developer has agreed that not less than four (4) of the homes would have sales prices not to exceed \$195,000.

Staff believes the project would fill a void in the downtown market and offers the possibility of creating more purchasing demand to support existing and planned downtown retail and recommends approval.

A draft Development Agreement is provided for Council consideration. Under the terms of the Development Agreement, the city would convey the property to the developer for \$100. The city would additionally agree to make improvements to Silverhill Street at an estimated cost of \$80,000.

ACTION REQUESTED: First reading approval of an ordinance authorizing the City Manager to finalize terms and enter into a Development Agreement with Morgan Silver, LLC for a single family residential development.

BUDGET AND FINANCIAL DATA: \$80,000 in road improvement costs.”
After discussion, Councilmember Anderson made a motion to approve the ordinance as presented on first reading. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

VIII. Other Business

A. **Award of Bid for 2018 Annual Street Resurfacing**

Presenter: Tim Carter, Engineering Administrator

Mr. Carter presented the item to Council as follows:

“Staff received bids for the 2018 Street Resurfacing Project on June 5, 2018. This project consists of approximately 7,326 tons of surface Type C Asphalt, 2,180 square yards of full depth patching, and 27,000 square yards milling.

The following bids were submitted:

| | |
|--|---------------|
| Venesky Asphalt Paving & Grading, LLC (Easley, SC) | \$ 809,243.73 |
| King Asphalt Inc. (Liberty, SC) | \$ 837,633.68 |
| F&R Asphalt Inc. (Easley, SC) | \$ 938,630.42 |
| Sloan Construction Company (Duncan, SC) | \$ 947,848.11 |
| Rogers Group, Inc. (Greer, SC) | \$ 999,854.57 |

Staff has reviewed the bids received and the qualifications for each of these contractors and determined that Venesky Asphalt Paving & Grading, LLC is the responsive low bidder. No bids were submitted from MWBE certified contractors.

Council is reminded that paving work includes the milling of existing pavement to minimize asphalt build up along curb lines and at the edge of pavement for streets without curbs. Milling operations are inherently dusty and loud. Staff often receives citizen complaints regarding milling. Staff will take steps to minimize problems to the extent it can and will provide information to citizens in advance of paving work.

ACTION REQUESTED: Allow staff to accept the bid from Venesky Asphalt Paving & Grading, LLC and authorize the City Manager to enter into a contract with Venesky Asphalt Paving & Grading, LLC for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 350,000.00 County Transportation Committee Funds (CTC)
 \$ 459,243.73 from the Spartanburg County Road Fee Funds”
Mayor White made a motion to approve the award of bid to Venesky Asphalt Paving & Grading, LLC in Easley, SC in the amount of \$809,243.73. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.

B. Boards and Commissions – Consideration of Appointment of Applicants
Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented the following applications for Council consideration:

Accommodations Tax Advisory Committee - Landon M. Cohen

Mayor White made a motion to appoint Mr. Cohen to the A-Tax Committee. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.

**Bicycle and Pedestrian Committee - Blake Loudermilk
 Kevin Reynolds**

Mayor White made a motion to appoint Mr. Loudermilk and Mr. Reynolds to the Bicycle and Pedestrian Committee. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.

Minority & Women Business Enterprise Committee Allison Jean Caulk

Councilmember Jenkins made a motion to appoint Ms. Caulk to the MWBE.

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

**Public Safety Committee - Timothy Fisher
 Carolyn Harbison**

Mayor White made a motion to appoint Mr. Fisher to the Public Safety Committee. Councilmember Anderson seconded the motion, which 6 to 1. Councilmember Brown voted against the motion.

Zoning Board

Livia Cantrell

Councilmember Brown made a motion to appoint Ms. Cantrell to the Zoning Board. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

IX. City Council Updates –

Councilmember Hyde thanked everyone who came out for the Converse Heights July 4th parade.

Councilmember Anderson thanked staff for the great Red, White and Boom event on July 4.

Councilmember Brown shared that she attended her first Red, White and Boom event actually in Barnet Park. She thanked staff for a great event. She clarified that she did not vote against Mr. Fisher for the Public Safety Committee, but against approving him based on the date of his application. She voiced that she thought Council should use the interview process if there was more than one application for one vacancy.

Councilmember Littlejohn shared that she was unable to attend Red, White and Boom, but that she had received many favorable comments regarding the event. She mentioned that she attended the Carver High School Reunion for the years 1938-1970 and enjoyed a great event. She shared that she recently met Dr. Brendan Kelly, Chancellor at USC Upstate and was very impressed with his energy and enthusiasm.

Councilmember Jenkins reminded everyone of the next “Walk with your Elected Official” to be held on August 18 at the Mary Black Rail Trail. He mentioned the next Spartanburg Water Matters Citizen Academy would begin in September, and that the next City Citizen’s Academy would begin on August 21.

Mayor pro tem Rice mentioned that he would be attending the ribbon cutting for Starbuck’s on July 11 at 10:30 a.m. He shared that it was a good thing to see all of the city’s Parks and Recreation programs in full force for the summer.

X. Adjournment –

Councilmember Jenkins made a motion to adjourn the meeting. Councilmember Brown seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 6:21 p.m.



Connie S. McIntyre, City Clerk



REQUEST FOR CITY COUNCIL ACTION

TO: Mayor and Members of City Council

FROM: Chris Story, Assistant City Manager

SUBJECT: Public Hearing Regarding Removal of Certain Parcels from the St. John – Daniel Morgan Tax Increment Financing District

DATE: July 19, 2018

BACKGROUND:

Staff is seeking to remove three (3) parcels of undeveloped, city owned land from the St. John – Daniel Morgan Tax Increment Financing District. Removal of the parcels will provide the city with additional future flexibility with regard to development of the parcels. A public hearing is a required element of the legal process to make this change.

ACTION REQUESTED:

Conduct Public Hearing.

BUDGET & FINANCIAL DATA:

No financial impact.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of the City of Spartanburg, South Carolina (the "City"), on July 23, 2018 at 5:30 p.m. in the Council Chambers at City Hall located at 145 West Broad Street in Spartanburg, South Carolina. The purpose of the public hearing is to consider the approval of a 2018 Amendment to the Saint John - Daniel Morgan Tax Incremental Financing Redevelopment Plan (the "2018 Amendment") prepared by the City.

On October 4, 1999, the City adopted the Saint John - Daniel Morgan Tax Incremental Financing Redevelopment Plan (the "Original Redevelopment Plan") which, among other things, designated an approximately 97.62 acre area of the City as a redevelopment project area (the "Original Redevelopment Project Area") within the meaning of S.C. Code Ann. § 31-6-10 et seq. (the "Act"), and identified certain anticipated land uses for the property located in the Original Redevelopment Project Area.

The City now proposes to approve the 2018 Amendment. The 2018 Amendment: (i) removes certain parcels (the "Removed Parcels") from the Original Redevelopment Project Area; and (ii) changes the general land uses established by the Original Redevelopment Plan solely as a result of the removal of the Removed Parcels from the Original Redevelopment Project Area.

The map published with this notice depicts the boundaries of the Original Redevelopment Project Area as well as the Removed Parcels.

The Original Redevelopment Plan described the conditions in the Original Redevelopment Project Area, which included the following characteristics: (1) dilapidated, obsolete and deteriorating structures; (2) structures below minimum code standards; (3) excessive vacancies; (4) overcrowding of structures and community facilities; (5) deleterious land use or layout; (6) depreciation of physical maintenance; and (7) lack of community planning. Further, the Original Redevelopment Plan set forth certain redevelopment projects anticipated to be financed with tax increment financing bonds of the City and other funds as follows: (A) land acquisition (\$8,000,000); (B) parking (\$10,000,000); (C) infrastructure/streetscape (\$2,000,000); (D) Barnet Park (\$2,000,000); (E) conference center (\$2,000,000); and administration (\$1,000,000). The total estimated cost of the projects was identified as \$55,000,000 to be funded with not exceeding \$25,000,000 of tax increment bonds (with a maximum estimated term of 25 years from the date of their respective issuance) and the remainder from incremental tax revenues and other sources described in the Original Redevelopment Plan. Certain of the redevelopment projects have been completed; however, the general land uses set forth in the Original Redevelopment Project Area will be changed only to reflect the removal of the Removed Parcels from the Original Redevelopment Project Area. Otherwise, the Original Redevelopment Plan and the general land uses and redevelopment projects as described therein will remain unchanged. The Original Redevelopment Plan and the 2018 Amendment are available at the office of the City Clerk at 145 West Broad Street, Spartanburg, South Carolina.

This notice is published in accordance with S.C. Code Ann. § 31-6-80. At the public hearing all interested persons will be given an opportunity to be heard.

BOUNDARIES OF ORIGINAL REDEVELOPMENT PROJECT AREA AND DEPICTION OF REMOVED PARCELS



The red line shows the boundaries of the Original Redevelopment Project Area. The Removed Parcels (Spartanburg County Tax Map Numbers 7-12-06-064.00, 7-12-06-069.00 and 7-12-06-065.01) are the blue shaded parcels.



City of spartanburg
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Public Safety Committee

CITY RESIDENT: YES NO SEX: M **F** RACE: W

NAME: Carolyn C Harbison

ADDRESS: 231 Maxine Street Spartanburg SC 29302
Street City, State, Zip Code

cell 590-9711
BUSINESS PHONE: _____ HOME PHONE: 585-8656 EMAIL rharbison3@charter.net

OCCUPATION: Retired

EMPLOYER: part time Spartanburg Regional

OTHER VOLUNTEER OR CIVIC ACTIVITIES: _____

Spartanburg Regional

board of Directors Charles Lee Center

board of Directors Girl Scouts of SC - Mountains to Midlands

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? _____

Public Safety is one of the foundations of a community and underpins the quality of life which I want to see continue positively as it is at present in the future.

RECOMMENDED BY: _____

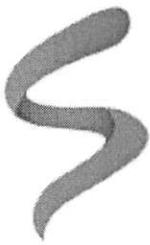
DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS? _____

YES NO IF YES, PLEASE LIST: Have completed term on Bike & Ped Commission

DATE 6/27/2018

Return via MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org



City of spartanburg
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Historic Architecture Review Board

CITY RESIDENT: YES NO SEX: M **F** RACE: White

NAME: Kathleen Walsh Crowley

ADDRESS: 155 East Broad Street, Apartment #207 Spartanburg, SC, 29306
Street City, State, Zip Code

BUSINESS PHONE: 864-398-5226 HOME PHONE: 864-542-5221 EMAIL: kcrowley@mcmillanpazdansmith.com

OCCUPATION: Architect (NOT Licensed)

EMPLOYER: McMillan Pazdan Smith Architecture

OTHER VOLUNTEER OR CIVIC ACTIVITIES: _____

Women Giving of Spartanburg — Junior Board Member

Spartanburg Day School Alumni Council — Council Member

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? _____

The prospect of serving on the HARB would provide me tangible opportunities to utilize both my MA in Architecture and my BA in Art History for public service. My knowledge and expertise in each field are relevant to the mission of the HARB, and serve as a strong foundation for me to begin to make a positive impact on both the growth and preservation of my hometown.

RECOMMENDED BY: Donnie Love

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

7/19/18
DATE

Return via MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org