



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, January 12, 2015
5:30 p.m.**

**(These minutes were approved at the
January 26, 2015 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jan Scalisi, Councilmembers Erica Brown, Robert Reeder, Jerome Rice, and Sterling Anderson. City Manager Ed Memmott was also in attendance. Former City Attorney Spencer King was in attendance for City Attorney Cathy McCabe, who was absent due to a family illness. 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 in attendance led the Pledge of Allegiance.**
- III. Approval of the Minutes of the December 8, 2014 City Council Meeting –**
Councilmember Rice made a motion to approve the minutes as received. Councilmember Brown seconded the motion, which carried unanimously 6 to 0.
- IV. Approval of Agenda of the January 12, 2015 City Council Meeting –**
Councilmember Reeder made a motion to approve the agenda as received. Mayor pro tem Scalisi seconded the motion, which carried unanimously 6 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 Firefighter Michael Henson and Senior Parking Control Officer Susie Hammett**
Presenter: Mayor Junie White
Mayor White recognized and presented retirement plaques to Ms. Hammett and Mr. Henson and thanked them for their many years of service to the community.
- VII. Special Presentation**
Presenter: Richard Dillard, Director, Corporate Public Affairs at Milliken & Company
Assistant City Manager Story introduced Mr. Dillard, from Milliken & Company. He shared that recent conversations about a year or so ago with Richard Dillard, and some of the

management team at Milliken, had engaged City Staff in discussions about what was necessary to take the City to the next level. The discussions were centered around ensuring that the men and women in the police and fire services had the resources from the national level to operate at the highest level possible for a community our size and to have the opportunity to give thought to a strategic direction for those police and fire services individuals.

Mr. Dillard came forward stating that the Milliken Foundation recognized exciting transformations taking place across the city and county. He referred to the Northside Initiative, The Spartanburg Academic Movement, and The Way to Wellville, were just 3 of the transformative initiatives in place to make Spartanburg a better place for all. He continued that these initiatives happen to fall into Milliken's core values. He added that Milliken might not reside within the city limits of Spartanburg, but, there was a strong symbiotic relationship between the two. He stated that Milliken was invested in a strong, thriving city, and that was where that relationship became more important. He shared that Milliken recruited top guys around the world, who might not know about Spartanburg. He shared that the crime rate was of particular interest for raising a family, and the internet information was not always correct when researched. He stated that crime rates had actually dropped in the last decade, which was good, but, Spartanburg could do better and perhaps be able to impact the incorrect data. Mr. Dillard shared that a couple of months ago he met with City Manager Ed Memmott and Police Chief Alonzo Thompson to brainstorm and discuss possibilities of small ways The Milliken Foundation could assist them with the difficult job of keeping our citizens safe. He stated that Mr. Memmott came back with a description of a comprehensive crime study that would provide facts and benchmarks as to where the city was and what was needed to make Spartanburg known first, among equals, as a safe city. He added that the study would help the city get there. Mr. Dillard shared that Milliken appreciated these types of studies. He added that Spartanburg has lots to be proud of and a lot of momentum. He stated that Milliken recognized that such a study would be expensive. With that in mind, Mr. Dillard announced that Milliken would like to underwrite the study. He presented City Council with a check for \$77,000, which he stated would be maintained at the Spartanburg County foundation.

Mayor White and City Councilmembers thanked Mr. Dillard and the Milliken Foundation for their generosity.

VIII. Hub City Grocery Co-op Update

Presenter: Chris Story, Assistant City Manager

Mr. Story introduced Tim Meade, Chairman of the Board of the Hub City Grocery Co-op. He reminded Council of their challenge to the group to raise the remaining funds necessary for the over \$2,000,000 effort to bring a locally sourced grocery to downtown Spartanburg. Mr. Meade came forward and proudly announced that the Hub City Grocery Co-op had secured investments to get them to the challenged goal. He expressed appreciation to Council and stated they hoped to open the grocery co-op by the end of the year.

Council received the report as information.

IX. Election of 2015 Mayor Pro Tem

Presenter: Mayor Junie White

Mayor pro tem Jan Scalisi made a motion to nominate Councilmember Erica Brown as

Mayor pro tem for 2015. Councilmember Anderson seconded the motion, which carried unanimously 6 to 0.

Mayor White thanked Councilmember Scalisi for her assistance during her tenure as Mayor pro tem.

X. Other Business

A. FY 2014 Comprehensive Annual Financial Report

Presenter: Dennis R. Locke, Finance Director

Kevin Madden of Greene, Finney & Horton, LLP, the City's auditors, reviewed their findings of the recently conducted audit.

Mr. Locke reviewed highlights from the 2014 CAFR. (Key financial highlights for the 2014 CAFR can be found on page 17 of the CAFR document.)

Council received the report as information.

B. Boards and Commissions – Housing Board of Adjustments and Appeals

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented applications from Leroy Jeter and Kathy Ronson for consideration of appointment to the Housing Board of Adjustments and Appeals.

Councilmember Reeder made a motion to suspend the rules and appoint Mr. Jeter and Ms. Ronson to the Housing Board of Adjustments and Appeals. Councilmember Rice seconded the motion, which carried unanimously 6 to 0.

XI. Ordinance

A. Authorizing the Condemnation of Tax Map Parcel 7-12-05-001.00 Needed for the Construction of the TK Gregg Community Center (First Reading)

Presenter: Ed Memmott, City Manager

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

“Council is aware of the significant efforts devoted to the goal of Northside redevelopment over the past few years. A major component of the Northside redevelopment effort will be the construction of a new community center to replace the former TK Gregg Community Center which was closed in 2012.

Northside planning efforts have identified the current Oakview Apartment site as the optimal location for the new TK Gregg center. This location would allow for the coordinated use of community center facilities and athletic fields with adjacent school facilities. This location would also allow for the easy connection of the new center to the Butterfly Creek and the accompanying linear park/trail projects. In short, the Oakview location was carefully selected after extensive consultation with the public, key Northside stakeholders, and professional land use planners.

Over the past several months, staff has attempted to negotiate the purchase of the Oakview site. Unfortunately, these efforts have been unsuccessful. A few weeks ago, staff (subject to Council approval) offered \$1.4 million. The property appraised for \$1.0 million. The tax value is \$1.3 million. Oakview ownership has not countered this most recent offer. Ownership had previously indicated that it would not accept less than the outstanding mortgage balance of approximately \$2.4 million. Staff has

communicated very clearly to Oakview ownership that it did not anticipate that Council would approve purchase at a price remotely close to \$2.4 million.

At this point, staff believes that it is in the best interest of the City to move forward with purchase of the site using the City's power of eminent domain. Approval of the attached Ordinance will authorize the City Attorney to begin legal proceedings to acquire the property.

Gaining full ownership of the Oakview property could take a substantial period of time. Until the legal process has been resolved, this condemnation action will not impact day-to-day operation of the apartment complex.

ACTION REQUESTED: First reading approval of an Ordinance to condemn Tax Map Parcel 7-12-05-001.00 (Oakview Apartments) for \$1.0 million, the appraisal amount.

BUDGET AND FINANCE DATA: \$1.0 million from TK Gregg Project Funds”
After a lengthy discussion, Councilmember Anderson made a motion to approve the ordinance as presented on first reading. Mayor pro tem Brown seconded the motion, which carried unanimously 6 to 0.

XII. City Council Updates –

Councilmember Scalisi thanked everyone responsible for Skating on the Square, adding that it was a great thing to have in downtown.

She congratulated new Mayor pro tem Erica Brown on her election to the position.

She congratulated Patty Bock on securing the upscale consignment store no located in the old Jean Harley business location on East Main St.

She reminded everyone of the MLK events beginning with the Mayor's Unity Breakfast at Cornerstone Baptist Church on Thursday, January 15, 2015. She mentioned the Town Hall discussion at 7:00 p.m. on Thursday evening, the Walk as One on Saturday, and the Unity Ceremony on Monday evening, January 19 at Twichell Auditorium.

Councilmember Rice echoed Councilmember Scalisi's comments on MLK events. He shared that the keynote speaker, Dr. James Moore, was a former resident of Spartanburg and attended Byrnes High School. He encouraged everyone to attend the Unity Celebration. He shared that he had the privilege of speaking to the players and coached at the 2014 Shrine Bowl Banquet.

He also mentioned that the foundation for the Stewart Park Pavilion had been poured.

Councilmember Reeder thanked Richard Dillard for all that he had done for Spartanburg and especially for hiring him at Milliken.

Mayor pro tem Brown thanked Councilmember Scalisi for her words of encouragement as she begins her term as Mayor pro tem.

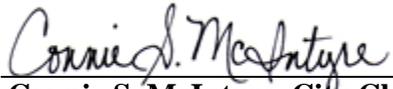
XIII. Executive Session for Briefing on a Potential Economic Development Project

Mayor pro tem Brown made a motion to adjourn to Executive Session for the reason stated. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0. Council adjourned to Executive Session at 6:30 p.m.

Council reconvened to regular session at 8:03 p.m. Mayor White stated that discussion was held with no decisions made.

XIV. Adjournment

Mayor pro tem Brown made a motion to adjourn the meeting. Councilmember Scalisi seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 8:04 p.m.



Connie S. McIntyre, City Clerk