



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, October 10, 2016
5:30 p.m.**

**(These minutes were approved at the
October 24, 2016 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Sterling Anderson, Councilmembers Jerome Rice, Erica Brown, Laura Stille and Rosalyn Henderson Myers. Councilmember Jan Scalisi was absent due to illness. 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** – several Boy Scouts in attendance led everyone in the Pledge of Allegiance
- III. Approval of the Minutes of the September 26, 2016, City Council Meeting** – *Councilmember Brown made a motion to approve the minutes as approved. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.*
- IV. Approval of Agenda of the October 10, 2016 City Council Meeting** – *Mayor White stated that Item VII. A did not need to be listed as a public hearing. He asked that the agenda be amended to reflect the same. Councilmember Henderson Myers made a motion to approve the agenda as amended. Councilmember Stille seconded the motion, which carried unanimously 6 to 0.*

Councilmember Rice joined the meeting at 5:35 p.m.

- V. Public Comment - None**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Spring Fling Evaluation Committee Report**
Presenters: Ruth Littlejohn, SFEC Chairperson
Eric Kocher, SFEC Committee Member
Ms. Littlejohn thanked everyone who participated on the committee and city staff for their assistance in providing requested information.
Mr. Kocher overviewed the committee's research and offered the following to Council:

Recommendations

1. The details of physical layout of the event, as well as the event's activities, vendors, artists, and performers should be determined by a standing committee appointed by Council
2. This standing committee should define the objectives of the event, provide guidance to city event staff, and support the event on an on-going basis
3. Appointees to the standing committee should have knowledge and expertise in a variety of disciplines to include the arts, crafts, budget/finance, entertainment, marketing, and tourism
4. In addition to specific skills and expertise, the standing committee should be representative of the community's broad diversity
5. Representation from the city's neighborhoods should be included on the standing committee by the inclusion of an representative of the Citizens Advisory Council
6. The standing committee should be given broad authority to guide the event going forward
7. The standing committee is encouraged to consider event rebranding, fundraising, sponsorship opportunities, and assess opportunities to achieve the outcomes intended.

Final Comments

Spring Fling requires significant advance planning and execution of contracts several months in advance of the event. It will also take time for the standing committee to be appointed and to organize. Given these factors, the Spring Fling Committee does not believe it is feasible for Council to anticipate major changes to the 2017 Spring Fling.

The review committee anticipates that will be necessary for the standing committee to have as many as 15 -17 members with the potential of subcommittees in order to provide the recommended oversight and support to the event.

The review committee believes the event, with the changes recommended, has the potential to deliver significant community benefit going forward.

Council received the report as information.

VII. Ordinance

A. Ordinance Providing for the Issuance and Sale of Water System Revenue Bonds of the City of Spartanburg, South Carolina, in One or More Series, in an Aggregate Principal Amount Not to Exceed One Hundred Thirty-Two Million Dollars (\$132,000,000); and Other Matters Relating Thereto (First Reading)

Presenter: Cathy McCabe, City Attorney

Ms. McCabe presented the item to Council as follows:

“The Commissioners of Public Works (CPW) must obtain City approval for the issuance of any debt and has requested approval of a bond issuance of up to a maximum of \$132,000,000. The City of Spartanburg has no obligation or financial exposure associated debt obligations of the CPW.

ACTION REQUESTED: Provide City approval for issuance of \$132,000,000 in bond debt by the CPW.

BUDGET & FINANCIAL DATA: The bonds are secured solely by water system revenues. There is no financial impact or exposure to the City budget.”

Mayor pro tem Anderson made a motion to approve the ordinance as presented. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

VIII. Ordinance

A. Authorizing the City Manager to Execute a Deed to Northside Development Group Conveying Property Located at 202 Raindrop Street, Block Map Number 7-12-05-283.00; 208 Raindrop Street, Block Map Number 7-12-05-284.00; and 187 Weldon Street, Block Map Number 7-12-05-154.00 (First Reading)

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“As part of the Northside Transformation Plan, the City of Spartanburg has in certain instances partnered with non-profit developers to build housing in the community. Staff is requesting approval to transfer property to the Northside Development Group (NDG) for the development of housing and commercial space. Two properties were purchased from the Forfeited Land Commission and one property was donated in 2010 and 2011. The City in a partnership with the Northside Development Group and the Spartanburg Housing Authority (SHA) has engaged a developer to develop the sites. The properties are being transferred for a potential development that would occur in the community. The development will be consistent with the Northside Transformation Plan and will include a partnership agreement between the City of Spartanburg, Northside Development Group, and the Spartanburg Housing Authority. It will be necessary for the NDG to clear title on these properties.

Property Address	Tax Map Number	Property Type	Sale Amount
202 Raindrop Street	7-12-05-283.00	Vacant Lot	1,700.00
208 Raindrop Street	7-12-05-284.00	Vacant Lot	100.00
187 Weldon Street	7-12-05-154.00	Vacant Lot	4,200.00

ACTION REQUESTED: Staff is requesting approval for the sale of the three (3) properties to the Northside Development Group for \$ 6,000. The City Manager would execute a deed to transfer ownership of the property.

BUDGET AND FINANCIAL DATA: Sale of property. CDBG Program Income.”
Councilmember Stille made a motion to approve the ordinance as presented on first reading. Councilmember Brown seconded the motion, which carried unanimously 6 to 0.

B. Accepting the Property Owned by O’Reilly Automotive Stores, Inc., A Missouri Corporation, and Being Located at 2282 East Main Street, and That Portion of East Main Street Abutting Said Property, and is Further Identified on Spartanburg County Tax Map as 7-09-00-012.00 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, and Requested Zone is B-1,l Neighborhood Shopping District. Annexation Contingent Upon Requested Zone Approval (First Reading)

Presenter: Natalia Rosario, Planning Staff

Ms. Rosario presented the item to Council as follows:

On September 15, 2016, the Planning Commission held a public hearing and reviewed a zoning designation for an annexation request submitted by Craig A. Schneider, of Esterly-Schneider Architects, Agent, on behalf of O'Reilly Automotive Stores, Inc., Owner of the property located at 2282 East Main Street, as is further identified on the Spartanburg County Tax Map as 7-09-00-012.00. The request is to annex the parcel into the City of Spartanburg and accept it with the zone of B-1, Neighborhood Shopping District, in order to develop this site as an O'Reilly Automotive Store, which is a permitted use in the B-1 zoning district.

The 2004 Comprehensive Plan does not speak on the proposed use and zoning of this parcel, as it has never been located within City Limits. However, the immediately surrounding area is envisioned as a General Activity Center which calls for a range of uses and zones, and defined as "...a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial, repair, service and office uses", to consist of the zones LOD, Limited Office District; LC, Limited Commercial; B-1, Neighborhood Shopping District; and B-3, General Commercial District. B-1, Neighborhood Shopping is the most fitting district for the proposed use and scale of the development, and is also consistent with the majority of this section of the East Main Street Corridor.

The Planning Commission held a public hearing on the proposal on September 15, 2016. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend approval of the B-1, Neighborhood Shopping District zone upon annexation.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on September 15, 2016 by a vote of 4 to 0. Staff's recommendation concerning this application is explained in detail in the attached Staff Report to the Planning Commission.

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

- a) Approve the annexation of the property located at 2282 East Main Street.
- b) Designate the zoning for this property as B-1 (Neighborhood Shopping District) upon annexation.

ADDITIONAL INFORMATION: Minutes from the September 15, 2016 Planning Commission Meeting and Staff Report with attachments are included. In addition, enclosed is a proposed Ordinance in the event that Council approves the request.

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

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 6 to 0.

C. To Appropriate \$235,000 in the General Fund for Pay Increases for Sworn Police and Fire Personnel of the City of Spartanburg (First Reading)

Presenter: Ed Memmott, City Manager

Mr. Memmott presented the item to Council as follows:

“Public safety is the most important function of the city, and we are proud of the level of the service provided by our accredited police department. It is essential to provide our police personnel with the equipment, technology, and training necessary for high levels of performance and service. Recent significant investments in body-worn cameras and Tasers are emblematic of our commitment in this area.

While we constantly evaluate our equipment, technology and training needs, it is important to consider the compensation we offer. As the economy has improved over the past few years, the number of attractive jobs outside of police service has increased, and today law enforcement agencies nationwide face much stiffer competition to attract and retain employees than they did just a few years ago. The Upstate of South Carolina is no different. Because it is important for the city to maintain its competitive position regarding compensation, city management over the past two months has reviewed our compensation and benefits and made the following three findings:

1. The city’s health insurance (employee paid) premiums are lower than most of our peer jurisdictions.
2. The city’s starting salaries and pay ranges for patrol officers through the first several years of employment are generally competitive with our peer law enforcement agencies. Some agencies do offer higher salaries based on prior experience, educational attainment, or military service.
3. The city’s current compensation plan for patrol officers lacks sufficient opportunity for advancement within their specific pay grade/range. This lack of advancement has resulted in lower compensation than what is offered by other peer agencies.

Based on these findings, city management is recommending increasing the salaries of patrol officers, particularly those having between 7 and 14 years of service. This immediate pay increase should be combined with a plan of advancement based on years of service, performance, and acquisition of advanced credentials. This plan needs to be developed and incorporated in the FY18 budget.

ACTION REQUESTED: Council approval of an Ordinance that would appropriate \$235,000 from the FY16 operating surplus for pay increases. These funds will provide a targeted pay increase for those positions where we are not competitive. It will also allow for modest, proactive pay adjustment for firefighters, police/fire sergeants, police/fire lieutenants, and fire captains. These pay increases would be retroactive to July 1, 2016. Council should recognize that these increased expenses will be recognized in future budgets.

BUDGET AND FINANCIAL DATA: \$235,000 budgeted from FY16 operating budget surplus.”

After discussion, Mayor pro tem Anderson made a motion to approve the ordinance as requested. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

IX. Consent Agenda

- A. Authorizing the City Manager to Execute a Deed to Spartanburg Housing Authority Conveying Property Located at 581 Vernon Street, Block Map Number 7-12-01-140.03; and 589 Vernon Street, Block Map Number 7-12-01-140.01 (Second Reading)**

Presenter: Martin Livingston, Neighborhood Services Director

Councilmember Rice made a motion to approve the consent agenda on second reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

X. Other Business

- A. Award for Civil Engineering Services for Butterfly Branch Linear Park
Presenter: Jay Squires, Streets and Storm Water Manager**

Mr. Squires presented the item to Council as follows:

“Staff received qualification statements from the four qualified firms for civil engineering and landscape architecture services for the Butterfly Branch linear park project. The firms that submitted were:

Milone & MacBroom	Greenville, SC
Blackwood Associates, Inc.	Spartanburg, SC
Toole Design Group	Spartanburg, SC
W.K. Dickson, Inc.	Columbia, SC

None of the firms that submitted are MWBE certified.

After reviewing the proposals staff recommends awarding the project to Blackwood Associates, Inc.

Action Requested: Authorization for the City Manager to negotiate and sign a contract with Blackwood Associates, Inc. for civil engineering and landscape architecture services for the Butterfly Branch linear park project.

Budget: Approximately \$48,000 paid with grant and private contributions.”

After a lengthy discussion regarding whether Toole Design Group was a certified MWBE firm, and the process for qualifying firms for projects, Mayor White made a

motion to award Blackwood Associates, Inc. the bid. Councilmember Rice seconded the motion. The vote was 3 to 3 with Mayor White, Mayor pro tem Anderson, and Councilmember Rice voting for the award. Councilmembers Stille, Brown, and Henderson Myers voted against the motion. The motion failed. Councilmember Stille made a motion to bring the item back before council after additional information was obtained. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

B. Approval of Development Agreement to Support the Renovation and Reuse of 119 North Church Street

Presenter: Patty Bock, Economic Development Director

Ms. Bock presented the item to Council as follows:

“119 North Church Street is an important structure located within the historic blocks of Morgan Square. It has been vacant since 2010 and prior to that was occupied by a jeweler and an alterations shop. Since vacant, our Economic Development staff has sought to encourage renovation and restoration of the buildings so that a new business could locate within and contribute to the economic vitality of the downtown district.

Dunbar Street Partners LLC, a locally owned corporation purchased the building for the purpose of renovating and restoring the property to being a productive contributor to our downtown. The partners have already undertaken substantial renovations to attract potential businesses. Now they will make additional interior and exterior renovations to accommodate a new 2,700 square foot full service restaurant concept. These improvements will bring additional life and activity to a long vacant corner, create new jobs, add variety to the current dining choices and help to better connect our growing downtown. The attached development agreement would provide necessary incentives to ensure completion of this undertaking. We recommend your approval.”

Councilmember Stille made a motion to approve the request as presented.

Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

XI. City Council Updates

Councilmember Stille shared that she was blown away by the “Sharing Spartanburg in a New Light”. She was proud of how it showed pride in communities and an increase in relationships between citizens and police. She thanked everyone for all of their efforts in making the event a success.

Councilmember Brown agreed that “Seeing Spartanburg in a New Light” was a great event and that it was great to see the community come together for one reason. She expressed thanks to everyone involved. She shared that she spoke with some of the Bloomberg Philanthropy people who attended and they were thrilled with the results. She reminded everyone about the Hub City Brew Fest on Saturday. She mentioned the Dr. Leo Twiggs exhibit at the Chapman Cultural Center and invited everyone to attend.

Councilmember Henderson Myers sent prayers to the victims of Hurricane Matthew. She mentioned that the National Night Out made her feel like a “rock star” and was an incredible experience. She shared that the Bloomberg engineers were impressed with the celebration and

the city. She mentioned that the International Festival was a great event, celebrating the 30th year.

Councilmember Rice shared that he was greatly impressed with the diversity of the International Festival and thanked everyone who was involved in the event. He reminded every one of the “Love Jones the Musical” at the Spartanburg Auditorium on Wednesday. He echoed that the National Night Out event was a huge success. He shared that a highlight for him was the Park Hills Neighborhood celebration. He shared that they were a small group but that the still showed enthusiastic support.

Mayor pro tem Anderson thanked everyone who helped with the National Night Out event. He asked that everyone keep the victims of Hurricane Matthew in their thoughts and prayers.

Mayor White asked that everyone continue to pray for Councilmember Scalisi.

Councilmember Brown left the meeting at 6:23 p.m. due to a previous commitment

XII. Parks and Recreation Workshop

Mr. Memmott overviewed the items to be discussed during the workshop. He stated that council would be briefed on the Downtown Airport Park, Partners for Active Living Rail Trail Park and the Dr. TK Gregg Community Center. He added that discussion would also take place for one-time park or other projects.

Laura Ringo, Executive Director of Partners for Active Living, briefed Council on the plans for the Rail Trail Park.

Kim Moultrie, Parks and Recreation Superintendent, briefed Council on the plans for the Downtown Airport Park.

Councilmember Anderson left the meeting at 7:05 p.m. due to a family commitment.

Cullen Pitts and William Gray, from McMillan Pazdan Smith Architects, briefed Council on the plans for the Dr. T.K. Gregg Community Center.

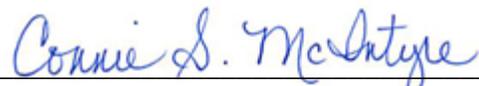
Assistant City Manager Chris Story briefed Council on funding which will be available for them to budget for one-time park or other projects.

Council received the reports as information.

XIII. Adjournment

Councilmember Henderson Myers made a motion to adjourn the meeting.

Councilmember Rice seconded the motion, which carried unanimously 4 to 0. The meeting adjourned at 8:01 p.m.



Connie S. McIntyre, City Clerk