



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, October 23, 2017
5:30 p.m.**

**(These minutes were approved at the
November 13, 2017 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Stille, Councilmembers Jerome Rice (arrived at 5:52 p.m.), Sterling Anderson (arrived at 5:46 p.m.), Rosalyn Henderson Myers, Erica Brown and Alan Jenkins. Assistant City Manager Chris Story 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 October 9, 2017 City Council Meeting** –
*Councilmember Brown made a motion to approve the minutes as received.
Councilmember Henderson Myers seconded the motion, which carried unanimously
5 to 0.*
- IV. Approval of the Agenda of the October 23, 2017 City Council Meeting** –
*Councilmember Henderson Myers made a motion to approve the agenda as received.
Councilmember Brown seconded the motion, which carried unanimously 5 to 0.*
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
 - 1. Carl Prestipino, 240 Mills Ave., Spartanburg SC**, spoke requesting a study to determine the feasibility of closing off S. Pine St, E. Henry St. at the intersection with Glendalyn Avenue in Converse Heights.
 - 2. Cindy Barrett, 128 Mills Ave., Spartanburg SC**, spoke concerning Converse Heights traffic issues.
 - 3. Don Bramblett, 185 Mills Ave, Spartanburg SC**, spoke asking that the state of performing arts at Duncan Park have a plaque recognizing the work of Bryan “Doc” Lindsay.

**VI. Recognition of City of Spartanburg Police Department Retiree Lt. Andy Munoz
Presenter: Mayor Junie White**

Mayor White read Lt. Munoz accomplishments while at the city, presented him with the retirement award, and thanked him for his many years of service as a police officer.

**VII. Presentation of “Red Ribbon Week” Proclamation to Corporal Ethan LaDue of the Upstate Young Marine Program
Presenter: Mayor Junie White**

Mayor White presented the proclamation to Corporal LaDue.

VIII. Resolution

**A. Creating An Honorary Street Name Sign in Honor of Charles C. Boone On Aimee Street Near Spartanburg Regional Hospital
Presenter: Councilmember Erica Brown**

Mr. Memmott stated the following:

“In 2014, City Council passed an ordinance to establish procedures for honorary street naming. Staff has received a request from Councilwoman Brown regarding the honorary naming of a portion of Aimee Street. Staff believes this request meets the requirements of the honorary street naming program. Spartanburg Regional Medical Center owns the nearby property that is served by Aimee Street and is supportive of the request. The application was submitted by Councilwoman Brown.”

Councilmember Brown reviewed many of the accomplishments of Charles C. Boone for Council from the Honorary Street Name application.

Phil Feisal, President of Spartanburg Regional, explained that they were planning a ceremony to include Mr. Boone’s family and employees of Spartanburg Regional, and they would present the honorary sign to Mr. Boone at that time.

Mayor pro tem Laura Stille made a motion to approve the Honorary Street Name Sign for Charles C. Boone. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.

IX. Ordinances

**A. Approving a Development Agreement Between the City of Spartanburg and Forge Capital Partners, LLC (First Reading)
Presenter: Ed Memmott, City Manager**

Mr. Memmott and Mr. Story presented the item to Council as follows:

“While the downtown is experiencing significant investment and development, it has not benefited from the development of a significant number of new construction apartments. Staff believes the lack of new construction apartments is a void in our apartment offerings and, more importantly, an impediment to efforts to recruit additional white collar and professional services employers to Spartanburg.

Over the past several years, staff has been in discussions with various parties regarding potential projects. Various sites were considered. Ultimately, those efforts were not successful. Several months ago, discussions were initiated with Forge Capital Partners, LLC (Forge) from Tampa, Florida. Forge was interested in the Spartanburg market and also has extensive experience in apartment development in urban locations. After a significant amount of time to conduct due diligence on various sites, staff has reached a tentative agreement with Forge for the development of a 200 unit apartment project in downtown.

The proposed location for this project is north of the Chapman Cultural Center on property owned by the City. Total anticipated project costs are estimated at \$30 million.

Staff believes the proposed project fits nicely with and will complement the Chapman Center, The George, Marriott, Barnet Park, Montgomery Building, and the proposed Gibbs office building. While this location offers significant advantages, it will, however, require extensive work to stabilize and prepare it for construction.

To entice project development, it will be necessary for the City to provide certain incentives. Those incentives include conveyance of the project site (approximately 7 acres) at no cost and a Fee-In-Lieu of Tax (FILOT) agreement as set forth in the proposed development agreement. The initial fee payment will be \$25,000 and increase to not less than \$275,000 by the seventh annual fee payment.

ACTION REQUESTED: First reading approval of an ordinance authorizing the City Manager to enter into a Development Agreement with Forge Capital Partners, LLC for a 200 unit apartment project.

BUDGET AND FINANCIAL DATA: Project will have significant favorable impact on the City.”

After discussion, Councilmember Anderson made a motion to approve the ordinance as presented on first reading. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

X. Public Hearings

- A. Accepting the Property Owned by Mabel H. Hospital, and Being Located at 447 Ransdell Drive, and that Portion of Ransdell Drive and Hollis Drive Abutting Said Property, and is Further Identified on Spartanburg county tax Map as 7-10-09, Parcel 093.900 as a Part and Parcel of the City of Spartanburg and Declaring said Property Annexed to and as Part and Parcel of the City of Spartanburg (First Reading)**

Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“Staff received a request from Mabel H. Hospital, owner of 447 Ransdell Drive for annexation of the property into the City of Spartanburg on October 4, 2017. 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 of 447 Ransdell Drive (TMS7-10-09-093.00).
- (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 to speak in favor of the proposed annexation. Hearing none, he asked if there was anyone to speak against the proposed annexation.

Hearing none, Mayor pro tem Stille made a motion to close the public hearing. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

Mayor pro tem Stille made a motion to approve the annexation ordinance as presented on first reading. Mayor White seconded the motion, which carried unanimously 7 to 0.

B. Accepting the Property Owned by Barbara S. Shepherd, and Being Located at 443 Ransdell Drive, and that Portion of Ransdell drive Abutting Said Property, and is Further Identified on Spartanburg County Tax Map as 7-10-09, Parcel 094.00 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 (First Reading)

Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“Staff received a request from Barbara S. Shepherd, owner of 443 Ransdell Drive for annexation of the property into the City of Spartanburg on October 4, 2017. 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 of 443 Ransdell Drive (TMS7-10-09-094.00).
- (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 to speak in favor of the proposed annexation. Hearing none, he asked if there was anyone to speak against the proposed annexation.

Hearing none, Mayor pro tem Stille made a motion to close the public hearing. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

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

XI. Consent Agenda

- A. To Amend the Code of the City of Spartanburg 1988, Sections 23-17 and 23-20, of the Nonconsensual Booting and Towing Ordinance (Second Reading)**

Presenter: Ed Memmott, City Manager

- B. To Amend the Code of the City of Spartanburg 1988, Section 9-15, of the Business License Ordinance (Second Reading)**

Presenter: Ed Memmott, City Manager

Councilmember Henderson Myers made a motion to approve the consent agenda on second reading. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

XII. Other Business

- A. Approval of Brawley Street Sewer Line Extension Contract**
Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“In January 2015, the City of Spartanburg approved the Transformation Plan for the Northside community. Since that time the Brawley Street model block has become an example of the type of the development proposed in the community. Staff is requesting approval for the installation of a Sewer line to complete the development at the intersection of Brawley and College Street. Below is a list of the four (4) contractors that bid on the project. The existing line is currently located below the homes on North Forest and College Street. The contract includes capping a main sewer line under the homes and placing a new sewer main in the right of way. Staff has purchased right of way easements from property owners in the area to accomplish the installation.

Contractors Bidding	Amount
Bradley's Contracting	39,200.00
Capitol Construction	46,667.00
SM Grading	47,020.00
Double R Utilities, Inc.	250,972.00

ACTION REQUESTED: Staff is requesting approval for the City Manager to execute a contract with Bradley's Contracting of Wellford, South Carolina in the amount of \$39,200.

BUDGET & FINANCIAL DATA: Community Development Block Grant Funding: \$39,200.00.”

Councilmember Anderson made a motion to approve the request as presented. Mayor pro tem Stille seconded the motion, which carried unanimously 7 to 0.

B. Boards and Commissions – Public Safety Committee

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented Krystina Hunter's application to Council for consideration of appointment to the Public Safety Committee.

Mayor White made a motion waive the rules and appoint Ms. Hunter to the Public Safety Committee. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.

XIII. City Council Updates

Councilmember Anderson updated Council on the tornado damage in his district on the Westside. He shared that huge trees were down, homes were damaged, and power outages were experienced by many. He commended City staff, and the police department for their work in handling a challenging and dangerous situation. He stressed to everyone that Tuesday, November 7, was a very important day for the citizens of the city of Spartanburg. He urged everybody to vote, reminded everyone that their decisions were very important, and expressed appreciation to all of Council and people in public service. He wished all well in the election. He also mentioned that it was great to see projects that staff had worked so hard on coming to fruition.

Councilmember Brown shared that she had the opportunity to be part of the Franklin School groundbreaking on the northside in her district. She shared that she met several young moms who were excited about the project and the opportunity it would give them and their children to seek a better future.

Mayor pro tem Stille thanked citizens for coming to speak about the traffic issues in Converse Heights. She stated that she hoped staff could come to some sort of resolution to citizens' concerns. She thanked staff for the work on the apartment project. She endorsed Don Bramblett's suggestion to place a sign at the Duncan Park Amphitheatre stage recognizing the work of Bryan "Doc" Lindsay.

Councilmember Jenkins met with several people in Trey Gowdy's office to discuss DACA. He acknowledged people who are working to protect the less fortunate. He shared that the City Fire Department's open house was a great event. He thanked the businesses who will honor veterans on November 11.

Councilmember Henderson Myers recommended Caribbean Sweetness restaurant to everyone. She shared that the food was delicious. She shared that Saturday past she presented a proclamation to the Baha'i faith congregation commemorating the 200th anniversary.

Councilmember Rice share that he also attended the Franklin School groundbreaking. He commented that the school was another great addition to the transformation of the northside. He shared he that on November 19, he attended the Fall Festival in Stewart Park and at the Thornton Center, sponsored by City Parks and Recreation and the Highland Neighborhood Association. He invited everyone to attend the Mary Wright Elementary School Trunk or Treat Walk and Run event on Saturday. He stated that it was very important for everyone to vote on November 7 and let your vote count. He encouraged everyone to support people who support you.

Mayor White thanked everyone for attending at the meeting. He specifically thanked Bill Barnet for his work and leadership on the Northside Initiative. He commented that the City of Spartanburg was very fortunate to have Mr. Barnet.

XIV. Adjournment –

Mayor pro tem Stille made a motion to adjourn the meeting. Councilmember Brown seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 6:38 p.m.



Connie S. McIntyre, City Clerk