



# CITY OF SPARTANBURG

SOUTH CAROLINA

## CITY COUNCIL AGENDA

City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, February 26, 2018  
5:30 p.m.

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the February 12, 2018 City Council Meeting**
- IV. **Approval of the Agenda of the February 26, 2018 City Council Meeting**
- V. **Public Comment**  
\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **ONE Spartanburg Update**  
**Presenter: Allen Smith, IOM, CCE, President and CEO**  
**Spartanburg Area Chamber of Commerce**
- VII. **Update on Highland Community**  
**Presenters: Martin Livingston, Neighborhood Services Director**  
**Mitch Kennedy, Community Services Director**
- VIII. **Approval of Cammie Clagett Asbestos Abatement and Demolition Bids**  
**Presenter: Martin Livingston, Neighborhood Services Director**
- IX. **Consent Agenda**
  - A. **Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, By Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-11-16-030.00 Located at 748 Baltimore Street, Which is Zoned LOD, with a Land Use Designation of Limited Office District to Zone R-6, with a Land Use Designation of General Residential District; and Providing for Severability and an Effective Date (Second Reading)**  
**Presenter: Natalia Rosario, Planner III**

**X. Boards and Commissions – Storm Water Appeals Board**  
**Presenter: Connie McIntyre, City Clerk**

**XI. City Council Updates**

**XII. Adjournment**

*\* Non-Agenda Items*

*City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.*

*\*Agenda Items*

*City Code Sec. 2-56. Addressing Council, Comments or Remarks to Council on Agenda Items Not Requiring Public Hearing. On agenda items not requiring a Public Hearing, please provide to the City Clerk prior to the opening of the meeting, your desire to speak on an agenda item. Remarks shall be limited to five (5) minutes and total remarks on any agenda item shall not exceed twenty (20) minutes.*





**City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, February 12, 2018  
5:30 p.m.**

**(These minutes are subject to approval  
at the February 26, 2018 City Council meeting.)**

**City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Sterling Anderson, Erica Brown, Max Hyde, and Alan Jenkins. Recently elected Councilmember for City Council District 3, J. Ruth Littlejohn, was also in attendance. 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 several troops assisted with the Pledge.**
- III. Approval of the Minutes of the January 22, 2018 City Council Meeting-  
*Mayor pro tem Rice made a motion to approve the minutes as received. Councilmember Brown seconded the motion, which carried unanimously 6 to 0.***
- IV. Approval of the Agenda of the February 12, 2018 City Council Meeting-  
*Mayor pro tem Rice made a motion to approve the agenda as received. Councilmember Jenkins seconded the motion, which carried unanimously 6 to 0.***
- V. Swearing In of City Council District 3 Councilmember**
  - A. The Honorable J. Ruth Littlejohn – City Council District 3  
Oath of Office Administered by Zachury Duncan Littlejohn  
Assisted by Mr. Horace Littlejohn  
Ms. Emma Rice  
Reverend Michael Henderson  
Mrs. Gloria Henderson  
Ms. Genovia Dawkins**

*Ms. Littlejohn was sworn in surrounded by family members, friends, neighbors, and colleagues. She expressed thanks to everyone who supported her efforts to become councilmember for City Council District 3 and who continue to support her in her efforts to serve the Spartanburg community.*

**VI. Public Comment – No Public Comment**

\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk

**VII. Public Hearing**

- A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, By Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-11-16-030.00 Located at 748 Baltimore Street, Which is Zoned LOD, with a Land Use Designation of Limited Office District to Zone R-6, with a Land Use Designation of General Residential District; and Providing for Severability and an Effective Date (First Reading)**

**Presenter: Natalia Rosario, Planner III**

**Ms. Rosario** presented the item to Council as follows:

“On January 18, 2018, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Kenneth Morman, PEK Construction, on behalf of Baltimore Partners, Property Owners, of 748 Baltimore Street, to rezone parcel 7-11-16-030.00 from Zone LOD, Limited Office District to R-6, General Residential District, in order for zoning to match surrounding neighborhood and adjacent residential property, and will allow for the use of a multifamily development.

The 2004 Comprehensive Plan calls for this area to continue and maintain its use and zoning status as a residential neighborhood. The proposed zoning category and use are consistent with the proposed zoning and use of the neighborhood as proposed.

The Planning Commission held a public hearing on the proposal on January 18, 2018. 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 request to City Council for the rezoning of the parcel from LOD to R-6.

**PLANNING COMMISSION RECOMMENDATION:** The request was endorsed by the Planning Commission on January 18, 2018 by a vote of 7 to 0. Staff’s recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

**ADDITIONAL INFORMATION:** Minutes from the January 18, 2017 Planning Commission Meeting and Staff Report with attachments are included.”

**Mayor White** opened the public hearing asking if there was anyone to speak in favor of or in opposition to the proposed rezoning ordinance.

**Hearing none, Mayor pro tem Rice** made a motion to close the public hearing. Councilmember Jenkins seconded the motion, which carried unanimously 7 to 0. Councilmember Brown made a motion to approve the ordinance as presented on first reading. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.

**VIII. Resolution**

- A. Certifying Four (4) Units as Abandoned Building Sites Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as Amended, Regarding the Property Called the Aug. W. Smith Building Located at 174 East Main Street, Tax Map Parcel # 7-12-18-076.00**  
**Presenter: Chris Story, Assistant City Manager**

**Mr. Story** presented the item to Council as follows:

“On November 28, 2016 City Council approved a Development Agreement between the City and Blue Wall REII, LLC, the developer of 174 East Main Street, commonly known as the Aug. W. Smith building. Within this Agreement the city agreed to certify by Resolution that 174 East Main Street qualifies for the Abandoned Building Revitalization Act (State Code 12-67-100). This Act is a state mechanism that helps further encourage the redevelopment of vacant, underutilized properties. The city has verified that this building does meet the SC 12-67-100 definition of “abandoned”.

The attached Resolution outlines the certification and allows the project to claim the state incentive. This does not involve any financial commitment or incentive by the city.”

*Mayor pro tem Rice made a motion to approve the resolution as presented.*

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

**IX. Other Business**

- A. Award for Construction Services for Phase III – Airport Runway Extension Project**  
**Presenter: David Cook, Construction Project Manager**

**Mr. Cook** presented the item to Council as follows:

“The City solicited competitive bids for Phase III of the Airport Runway Extension Project. Phase III work will include new utilities, grading, asphalt replacement and extension of the existing runway approximately 650 feet, which will accommodate larger aircraft for future growth. Bids were submitted by the following firms:

Hinkle Construction Services, LLC	Parris, Kentucky	13,144,148.66
Rifenburg Construction Company	Zebulon NC	13,730,954.50
Anthony Allegra Cement contractor, Inc.	Cleveland, Ohio	14,896,421.55
Morgan Corporation	Duncan SC	15,641,599.00
Richardson Construction Co.	Columbia, SC	23,875,242.00

The low bid from Hinkle exceeded available project funding. Staff, along with W.K. Dickson (Project Engineer), has worked to adjust the scope of work to reconcile to the budget. Staff has reached tentative agreement with Hinkle to provide a revised scope of work for \$10,287,253. Subject to Council approval, staff plans to execute the necessary contract documents to proceed with this

project at the revised contract amount. Staff has consulted with the FAA regarding this process. The FAA has not expressed any objections to proceeding as outlined above.

Staff is recommending contract award to Hinkle Construction Services, LLC. None of the companies submitting bids are certified MWBE contractors. Hinkle has indicated that it intends to award 9.8% of the contract total to qualified MWBE subcontractors. Staff believes that after considering all factors and consultation with relevant parties that it is in the best interest of the city to proceed with contract award to Hinkle at the contract amount of \$10,287,253.

**ACTION REQUESTED:**

Authorization for the City Manager to sign a contract with Hinkle Construction Service, LLC for Phase III of the Airport Runway Extension Project.

**BUDGET AND FINANCIAL DATA:**

FAA Grant - \$ 9,258,523

South Carolina Aeronautics Commission - \$ 514,365

City Funding - \$ 514,365”

*After extensive discussion, Councilmember Anderson made a motion to approve the award of construction services to Hinkle Construction Services LLC as presented. Mayor pro tem Rice seconded the motion, which carried unanimously 7 to 0.*

**X. City Council Updates**

**Councilmember Anderson** welcomed Councilmember Littlejohn. He thanked the Boy Scouts in attendance. He shared he attended the SPATS committee and all the projects that were discussed.

**Councilmember Brown** welcomed Councilmember Littlejohn and offered her support. She mentioned the “Walk with Your Elected Officials” event on Saturday, February 17 beginning at 9:30 a.m. at the Mary Black Rail Trail.

**Councilmember Jenkins** suggested that all Councilmembers connect with “Nextdoor”.

**Councilmember Hyde** welcomed Councilmember Littlejohn. He thanked Councilmember Brown for her efforts as Chair of the Animal Services Ordinance committee.

**Councilmember Rice** welcomed Councilmember Littlejohn. He thanked the Parks and Recreation staff for their assistance to the Spartanburg High School football coaches in putting on a football clinic at CC Woodson Friday past. He shared that he stopped by Ritzy Style on East Main St. and recommended everyone visit the shop. He shared that the Highland Community had hired a Community Outreach Advocate, Wilma Moore, under the United Way and the Spartanburg Housing Authority.

**Mayor White** thanked everyone for coming and welcomed Councilmember Littlejohn.

**XI. Executive Sessions –** *Mayor pro tem Rice made a motion to adjourn to Executive Session for the reasons stated. Councilmember Jenkins seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 6:15 p.m.*

- A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Encouraging a New Investment Downtown**
- B. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Encouraging a New Investment in the Northside Redevelopment Area**

**Council reconvened to regular session.**

*Mayor White stated that discussion was held with no decisions made.*

**XII. Adjournment –**

*Councilmember Anderson made a motion to adjourn the meeting. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:01 p.m.*



Connie S. McIntyre, City Clerk





## **MEMORANDUM**

**TO:** Ed Memmott, City Manager

**FROM:** Martin Livingston, Neighborhood Services Director  
Mitch Kennedy, Community Services Director

**SUBJECT:** Update on Highland Community

**DATE:** February 22, 2018

Staff would like to update City Council on efforts in the Highland Community.





## REQUEST FOR CITY COUNCIL ACTION

**TO:** Ed Memmott, City Manager  
**FROM:** Martin Livingston, Neighborhood Services Director  
**SUBJECT:** Approval of Cammie Clagett Asbestos Abatement and Demolition Bids  
**DATE:** February 26, 2018

### BACKGROUND:

One of the priorities identified by the Highland Working Group is the demolition of the vacant Cammie Clagett Apartments. Using funding from the State Housing Finance and Development Authority, the City now has the opportunity to proceed with additional abatement and final demolition of the Cammie Clagett apartments.

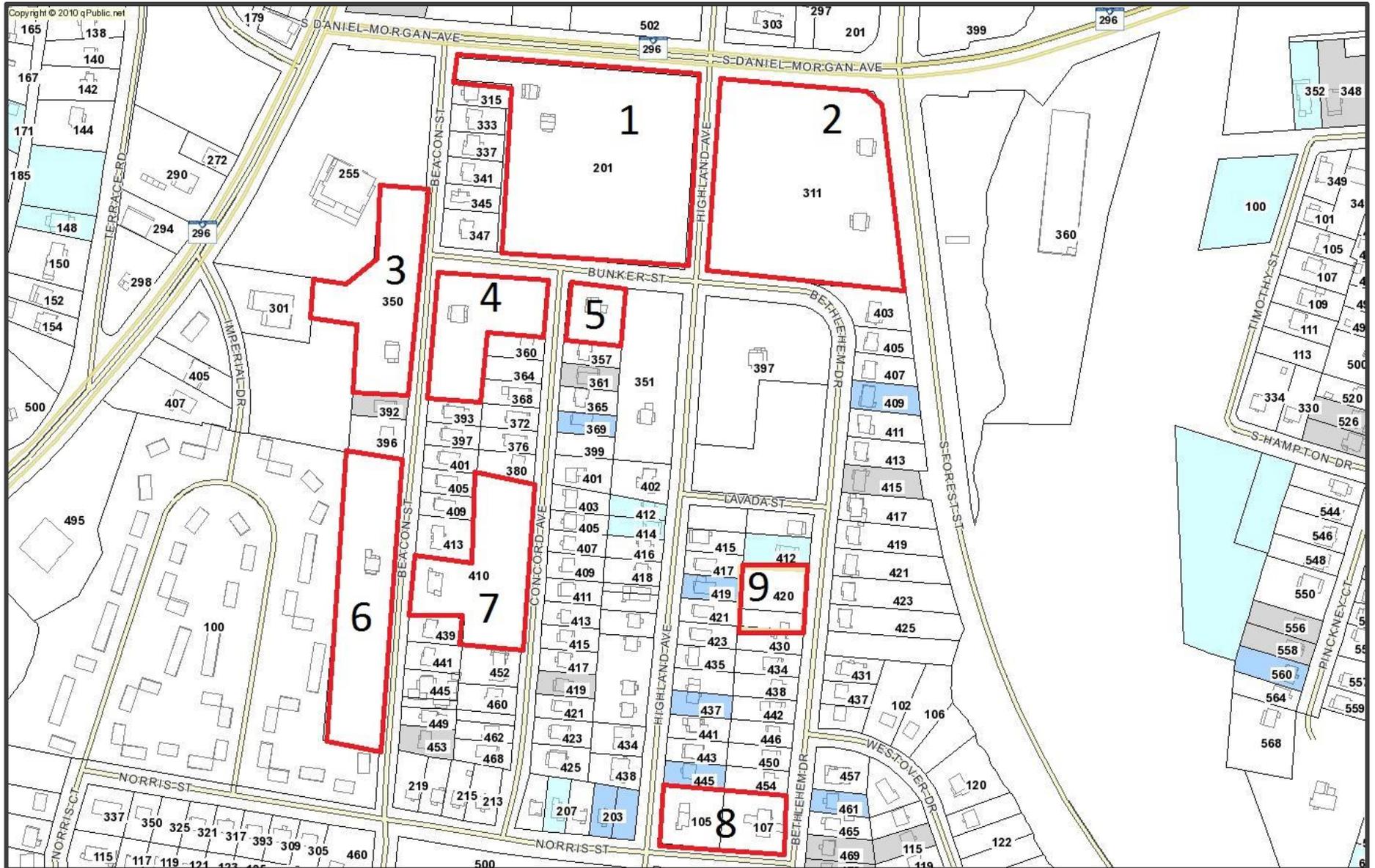
### ACTION REQUESTED:

Nine (9) contractors responded to the bid solicitation. Asbestos abatement of 42 units and demolition of all 110 units is included in this council action. All abatement work will be performed in accordance with SC DHEC standards. Air quality monitoring will be conducted during the abatement of the asbestos materials. A separate independent contractor will be selected for the air quality testing. Based on continuing direction from the South Carolina State Housing Finance and Development Authority, staff is recommending that the City Manager be authorized to enter into a demolition contract with Webb Harrell Construction Services Corporation. Approval is also subject to the ten (10) day procurement protest period.

CONTRACTORS	AMOUNT
<b>Webb Harrell Construction Services</b>	<b>\$765,300.00</b>
Target Contractors, LLC	\$922,430.00
Demtek, LLC	\$937,710.00
Carolina Wrecking	\$994,700.00
TOA, LLC	\$1,177,000.00
D.H. Griffin Wrecking	\$1,189,990.00
Four Seasons Site and Demo	\$1,328,500.00
NEO Corporation	\$1,709,150.00
Dove and Associates Contractors	\$1,928,000.00

### BUDGET & FINANCIAL DATA:

Neighborhood Initiative Program Funding (NIP): \$765,300.00



**CAMMIE CLAGETT BLOCK MAP  
FOR NIP PURCHASE AND DEMOLITION**



**City of Spartanburg**  
**Procurement & Risk Division**  
**PO Box 1749**  
**145 W Broad Street**  
**Spartanburg, SC 29304**  
**Phone: 864-596-2790**  
**Fax: 864-596-2365**  
**www.cityofspartanburg.org**

**NOTICE OF INTENT TO AWARD**

**Cammie Clagget Apartments Demo**  
**1718-02-12-01**

The following vendors submitted responses to the above solicitation:

<b>Vendor</b>	<b>Amount</b>	<b>Vendor</b>	<b>Amount</b>
Carolina Wrecking	994,7000.00	Four Season Site & Demo	1,328,500.00
D H Griffin Wrecking	1,189,900.00	Target	922,430.00
Webb Harrell Construction	765,300.00	NEO Corp.	1,709,150.00
Demtek, LLC	937,710.00	DORE and Assoc.	1,928,000.00
TOA	1,177,000.00		

Responses were evaluated according to the criteria stated in the solicitation. We announce our intent to award a contract to:

<b>Winning Vendor's Name</b>	<b>City</b>	<b>State</b>
Webb Harrell	Kernersville	NC

We would like to thank each vendor for your time and efforts in preparing a response to this solicitation.

We invite you to contact the Procurement Officer if you would like additional information or have any questions about the evaluation process. Vendors are reminded that any protests of this decision must be submitted to the Procurement Officer within five days after the issuance of this notice. The protest must be in writing, clearly identify the solicitation, and detail the nature of the protest.

The successful vendor is instructed not to begin work, purchase materials, or enter into subcontracts relating to the project until both the recipient and the City sign the contract.

We appreciate your interest in doing business with the City of Spartanburg.

Sincerely,

Carl F. Wright  
 Procurement & Risk Manager





City of spartanburg  
SOUTH CAROLINA

### Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: STORM WATER Appeals BOARD

CITY RESIDENT: YES  NO  SEX:  M  F RACE: white

NAME: Melvin C. Norwood

ADDRESS: 123 White Oak Road Spartanburg, S.C. 29301-3033  
Street City, State, Zip Code

BUSINESS PHONE: Ø HOME PHONE: 864-978-0842 EMAIL: chipper49@bellsouth.net

OCCUPATION: Retired

EMPLOYER: Ø

OTHER VOLUNTEER OR CIVIC ACTIVITIES: Trees Coalition, Park Hills N.A.-North  
Ypooe River Foundation

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? To protect our  
water shed

RECOMMENDED BY: \_\_\_\_\_

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES \_\_\_ NO  IF YES, PLEASE LIST: \_\_\_\_\_

Jan 26, 2018  
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](mailto:cmcintyre@cityofspartanburg.org)